

# SAN ANTONIO PLANNING COMMISSION AGENDA



August 8, 2007



2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Amelia Hartman

Dr. Francine S. Romero

Ivy R. Taylor

Robert Hanley, *Chair Pro-Tem*

Jose R. Limon

John Friesenhahn

Dr. Sherry Chao

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

Please note that Citizens Comments are limited to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS

### A. Work session, 1:15 P.M., Tobin Room

- Staff briefing on the River North Tax Increment Reinvestment Zone (TIRZ) (Lori Houston, City Manager's Office)
- Agenda items may be discussed (Development Services)
- Planning Commission retreat follow up
- Master Plan Committee update
- Technical Advisory Committee update

### 2. 2:00 P.M.– Call to Order, Board Room

### 3. Roll Call

### 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

A. 070377 **Bondiver Park** (postponed from July 25, 2007)  
(On Vandiver Drive, south of Albin Drive)

Council District      Ferguson Index #

10      583 F-2

### REPLATS:

B. 070178 **Rio Perla Development**  
(South of Grayson St., at Avenue A)

1      617 A-2

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## CONSENT AGENDA

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

### **PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:**

- |    |        |  |    |         |
|----|--------|--|----|---------|
| 6. | 070377 | <b>Bondiver Park</b> (postponed from July 25, 2007)<br>(On Vandiver Drive, south of Albin Drive) | 10 | 583 F-2 |
| 7. | 070178 | <b>Rio Perla Development</b><br>(South of Grayson St., at Avenue A)                              | 1  | 617 A-2 |

### **PLATS:**

- |    |        |  |   |         |
|----|--------|--|---|---------|
| 8. | 070231 | <b>Bernal</b><br>(On the south side of San Salvador, west of Essex)            | 2 | 617 D-8 |
| 9. | 070365 | <b>Stor Blanco</b><br>(On the west side of Blanco Road and south of Loop 1604) | 9 | 516 C-3 |

### **DEFERRALS:**

- |     |        |   |   |         |
|-----|--------|---|---|---------|
| 10. | 070593 | <b>Lady of the Lake Gardens</b><br>(On the northwest corner of the intersection of Castroville Rd. and SW 35 <sup>th</sup> St.) | 6 | 615 A-7 |
|-----|--------|---|---|---------|

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## INDIVIDUAL CONSIDERATION

### **PLATS:**

- |     |        |  |   |         |
|-----|--------|--|---|---------|
| 11. | 050596 | <b>Chihuahua Street Homes, Unit 2</b><br>(At the northeast corner of S. Hamilton and Chihuahua Street) | 5 | 616 B-6 |
|-----|--------|--|---|---------|

### **VARIANCES and APPEALS:**

- |     |            |   |    |         |
|-----|------------|---|----|---------|
| 12. | FPV 07-008 | <b>Dollar General Nacogdoches</b> (Flood Plain Variance)<br>(Northwest of the intersection of Nacogdoches Rd. and Wayward Dr) | 10 | 616 E-5 |
|-----|------------|---|----|---------|

- |     |        |   |    |         |
|-----|--------|---|----|---------|
| 13. | 030217 | <b>Coker United Methodist Church Add. U-1</b> (Time Ex.)            | 9  | 550 E-2 |
|     |        | (On the north side of North Loop Rd., east of West Avenue)          |    |         |
| 14. | 030314 | <b>Henderson Pass Village PUD</b> (Time Extension)                  | 10 | 517 D-4 |
|     |        | (At the intersection of Henderson Pass and Turkey Point)            |    |         |
| 15. | 030428 | <b>Heights Bend</b> (Time Extension)                                | 8  | 515 B-8 |
|     |        | (On the south side of Lockhill-Selma Rd., west of Heights Lane Dr.) |    |         |
| 16. | 060574 | <b>Paramount Rigsby at Roland</b> (Deferral Appeal)                 | 2  | 651 F-1 |
|     |        | (At the intersection of Roland Ave. and U.S. Hwy. 87/Rigsby Ave.)   |    |         |

**LAND TRANSACTIONS:**

- 17. **S.P. No. 1325** Request to close, vacate and abandon Lavays Drive adjacent to NCB 11688 (Department of Asset Management, by Oscar Serrano, Real Estate Manager)
- 18. Request to accept a land donation of approximately 57.7 acres from Highland Heights SA, LLC for use as a future community park located north of Southeast Military Drive in City Council District 3. (Parks and Recreation Department, by David Clear)

**COMPREHENSIVE MASTER PLANS:**

- 19. **Case Number 07022** Public hearing and consideration of a resolution amending the Land Use Plan contained in the City South Community Plan, a component of the Master Plan of the City, by changing the use of approximately 107.499-acres generally located within the vicinity of S. Jett Rd. and Loop 1604, more specifically described by legal description NCB 4191 P-32 ABS 823 from Agricultural and Resource Protection/Open Space land uses to Urban Living land use. (Planning and Community Development Department by Tamara Palma, Planner II; Nina Nixon-Mendez, Planning Manager).

**OTHER ITEMS:**

- 20. Approval of the minutes for the July 25, 2007 Planning Commission meeting
- 21. Director's report
- 22. Questions and discussion
- 23. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
- 24. **ADJOURNMENT**

**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF A REPLAT**  
**WITH WRITTEN NOTIFICATION**

AGENDA ITEM NO: 5A+6 August 8, 2007

BONDIVER PARK  
SUBDIVISION NAME

MAJOR PLAT

070377  
PLAT #

**COUNCIL DISTRICT:** 10

**FERGUSON MAP GRID:** 583 F-2

**OWNER:** Christopher Bond

**ENGINEER:** Macina, Bose, Copeland & Associates, Inc., by Robert A. Liesman

**CASE MANAGER:** Elizabeth Adams, Planner II (207-7912)

**Date filed with Planning Commission:** August 8, 2007

**Location:** On Vandiver Drive, south of Albin Drive

**Services Available:** SAWS Water and Sewer

**Zoning:** NP-8 Neighborhood Preservation District

**Proposed Use:** Single Family Residential

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**APPLICANT'S PROPOSAL:**

To replat 0.9972 acres consisting of 2 single family lots.

**DISCUSSION:**

This item was postponed from the July 25, 2007 meeting of the Planning Commission. The plat has been redrawn to provide 14' frontage consistent with UDC 35-515(h) - Flag Lots.

The Planning Commission will hold a public hearing on the proposed replatting of this property on August 8, 2007. Six notices were mailed to

the adjacent property owners, as of this writing one notice with written opposition has been submitted.

The applicant is proposing to replat a portion of one lot into two lots. The area to be replatted is described as the remaining portion of lot 1, Blk. 4, NCB 11840, out of the Seidel Hills Subdivision plat, as recorded in Volume 1625, Page 92, of the deed and plat records of Bexar County, Texas.

**STAFF RECOMMENDATION:**

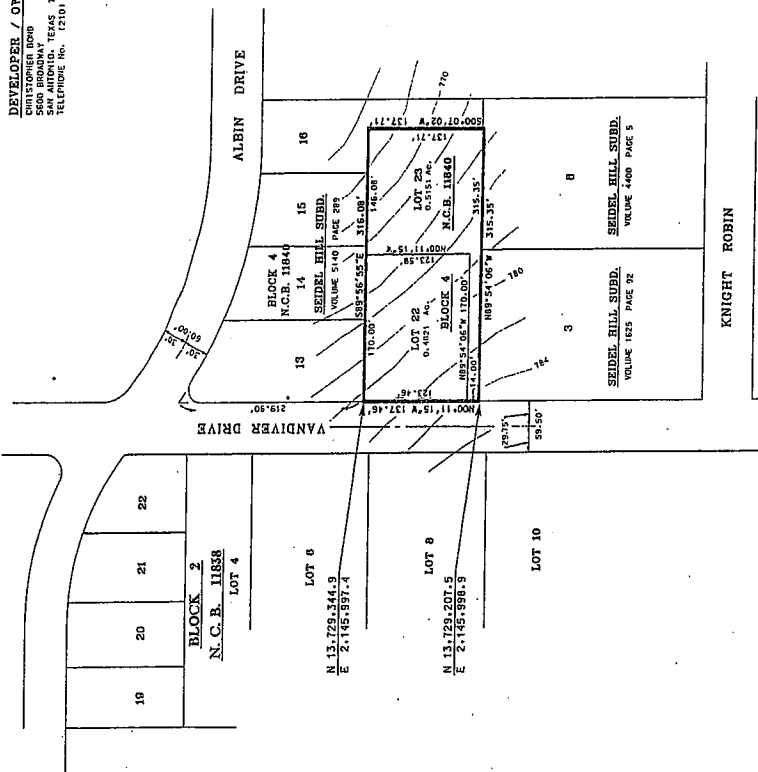
Approval

BONDIVER PARK

BEING 0.9872 ACRES OF LAND CONSISTING OF THE REMAINING  
PORTION OF LOT 1, BLOCK 4, SEIDEL HILLS, CITY OF SAN  
ANTONIO BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 1625  
PAGE 92, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

## DEVELOPER / OWNER

CHRISTOPHER BOND  
55600 BROADWAY  
SAN ANTONIO, TEXAS 78203  
TELEPHONE No. (210) 826-2345



4-G-S. STATION IS "MILLER PIP AT0121".  
BEARING AND DISTANCE BETWEEN HORIZONTAL  
CONTROL POINTS IS N00°37'59"W 137.46'  
BEARINGS ON THIS PLAT DO NOT  
MATCH NAD83 BEARINGS.

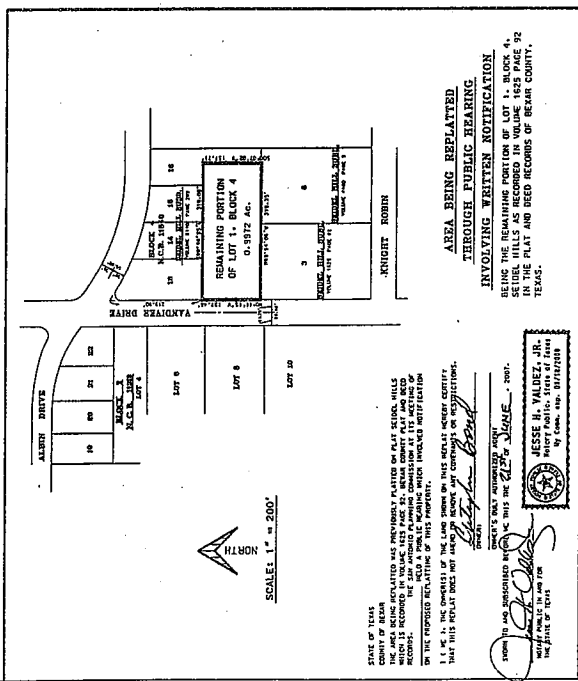
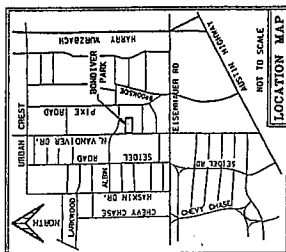
**LEGEND:**

EXIST.	EXISTING	CABLE TELEVISION
ELEC.	ELECTRIC	SANITARY SEWER
TEL.	TELEPHONE	EASEMENT
CATV	CABLE TELEVISION	RIGHT-OF-WAY
SMR	SANITARY SEWER	BUILDING
25M' T.	EASEMENT	NEW CITY BLOCK
R.O.W.	RIGHT-OF-WAY	
BULG.	BUILDING	
N.C.C.B.	NEW CITY BLOCK	



**SCALE: 1" = 100'**

BEARINGS BASED ON THE  
EAST RIGHT-OF-WAY LINE OF  
WANDIVER DRIVE AS PLATTED  
WITH SEIOEL HILLS SUBD.  
VOLUME 5140 PAGE 289  
AS BEING NOO-11'13"E



STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING RECLAMATED WAS PREVIOUSLY PLANTED ON PLAT SCOO. HILLS  
IN VOLUME 1615 PAGE 92. BEXAR COUNTY PLAT AND BECO  
THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF  
HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION  
ON THE PROPOSED RECLAMATING OF THIS PROPERTY.

THE DOWNSIDE OF THE LAND SHOWN ON THIS RECLAM RECENT CERTIFY  
THAT THIS RECLAM DOES NOT AFFECT OR REMOVE ANY CONTIGUOUS OR ADJACENT.

*J. H. Valdez*

WILLIAM PUBLIC IS AGR FOR  
THE STATE OF TEXAS

BOOKS IN MAG SUBSCRIBED BEFORE WE THIS THE 21<sup>ST</sup> OF JUNE, 2007.

CHECKER'S ONLY AUTHORIZED AGENT

JESSE H. VALDEZ, JR.  
Notary Public, State of Texas

AREA BEING REPLATTED  
THROUGH PUBLIC HEARING

**INVOLVING WRITTEN NOTIFICATION**

BEING THE REMAINING PORTION OF LOT 1, BLOCK 4,  
SIDEL HILLS AS RECORDED IN VOLUME 1625 PAGE 92  
IN THE PLAT AND DEED RECORDS OF BEXAR COUNTY,  
TEXAS.

EVERY DAY

THE ORDER OF THE LAMB SHOWN ON THIS PLAT IN PERSON OR THROUGH A COUNTRY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT JACETS IDENTIFIED AS PRIVATE, ALL RIGHTS, CLAIMS, ALLEYS, FIELDS, WATERS, CROPPED, BUILDINGS, ENCLOSURES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES OF A CO-OPERATION PROJECT IN CONSTRUCTION.

*Clayton Bond*  
DIRECTOR

STATE OF TEXAS  
COUNTY OF BEAR

ONLY AUTHORIZED SIGN

WHEREAS THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AND ADMITS TO BE THE PERSON WHOSE  
SIGNATURE IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGES TO THAT HE  
SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND  
THE CAPACITY THEREIN STATED.

CURSTOFEN BOND

WITNESSED BY HAND AND SEAL OF OFFICE THIS 21<sup>st</sup> DAY OF JUNE A.D. 2007

*[Signature]*  
JESSE H. VALDEZ, JR.  
Notary Public, State of Texas  
My Comm. exp. 02/18/2015

STATE OF TEXAS  
COUNTY OF TEXAR

I, ROBERT A. LESMAN, a duly qualified elector of the County of TEXAS, State of TEXAS, do hereby certify that the within and foregoing document was filed with me this 11th day of MAY, 1964, at the office of the County Clerk, in the City of TEXAR, State of TEXAS, and that the same is a true and correct copy of the original as the same appears in the records of the County Clerk, in the City of TEXAR, State of TEXAS.

ROBERT A. LESMAN  
41131  
COUNTY CLERK

*Robert A. Lesman*



STATE OF TEXAS  
COUNTY OF BROWN

I, \_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER

VERNO COUNTY THAT THE ABOVE HAS CONFORMED TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO THE FOLLOWING:

EXHIBIT

OF TEXAS  
REGISTERED  
LAND SURVEYORS

DATE ON THE CHARGE BY: SAMUEL B. BLEDSOE  
  
 WIGGLESWORTH PROFESSIONAL LAND SURVEYOR  


[illegible]

**MACINA, BOSE, COPELAND & ASSOCIATES, INC.**  
**CONSULTING ENGINEERS AND LAND SURVEYORS**  
1035 Central Parkway North, San Antonio, Texas 78212  
TEL. No. (210) 545-1122  
1-9685

THIS PLAN OF **BONDIKER PARK** WAS NEW  
SUBMITTED TO AND CONSIDERED AT THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO.  
REVISED AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE THIS \_\_\_\_\_ A.D. 20 \_\_\_\_\_

BY \_\_\_\_\_ SECRETARY \_\_\_\_\_

\_\_\_\_\_ CITY CLERK \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF BROWN )  
I, \_\_\_\_\_, CLERK OF SAID COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A. D. 19\_\_\_\_, AT \_\_\_\_\_  
O'CLOCK OF THE DAY, AND WAS  
RECORDED IN \_\_\_\_\_ VOLUME  
OF SAID COUNTY, IN BOOK VOLUME  
ON PAGE \_\_\_\_\_  
THE TESTIMONY WHEREOF, I, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A. D. 19\_\_\_\_.

CLERK CLERK, BROWN COUNTY, TEXAS

**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF A REPLAT**  
**AND SUBDIVISION PLAT**

AGENDA ITEM NO: 5B+7 August 8, 2007

RIO PERLA DEVELOPMENT  
SUBDIVISION NAME

MAJOR PLAT

070178  
PLAT #

**COUNCIL DISTRICT:** 1

**FERGUSON MAP GRID:** 617 A-2

**OWNER:** Rio Perla Properties, L.P., by William G. Shown

**ENGINEER:** Pape Dawson Engineers, by Thomas Carter

**CASE MANAGER:** Elizabeth Adams, Planner II (207-7912)

**Date filed with Planning Commission:** August 8, 2007

**Location:** South of Grayson St. at Avenue A

**Services Available:** SAWS Water and Sewer

**Zoning:** IDZ Infill Development Zone  
RIO-2 River Improvement Overlay District

**Proposed Use:** Mixed Use Development

**Major Thoroughfare:** U.S. HWY 281 is a freeway, minimum R.O.W. 250 feet.

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**APPLICANT'S PROPOSAL:**

To plat **3.661** acres consisting of **5** non-single family lots.

**STAFF RECOMMENDATION:**

Approval





**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO:** 8 August 8, 2007

BERNAL

MAJOR PLAT

070231

**SUBDIVISION NAME**

**PLAT #**

**COUNCIL DISTRICT:** 2

**FERGUSON MAP GRID:** 617 D-8

**OWNER:** Carlos Bernal

**ENGINEER:** Rosin-Johnson, Inc., by Joel Johnson

**CASE MANAGER:** Donna L. Schueling, Planner II (207-5016)

**Date filed with Planning Commission:** July 19, 2007

**Location:** On the south side of San Salvador; west of Essex

**Services Available:** SAWS Water and Sewer

**Zoning:** RM-4 Mixed Residential District

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat 1.562 acres consisting of 15 single family lots.

**STAFF RECOMMENDATION:**

Approval.



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 9 August 8, 2007

STOR BLANCO  
SUBDIVISION NAME

MAJOR PLAT

070365  
PLAT #

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 516 C-3

**OWNER:** SV 2020 Joint Venture, John S. Beauchamp

**ENGINEER:** Pape Dawson Engineers, by Thomas M. Carter, P.E.

**CASE MANAGER:** Ernest Brown, Planner II (210) 207-5017

**Date filed with Planning Commission:** August 1, 2007

**Location:** On the west side of Blanco Road and south of Loop 1604

**Services Available:** SAWS Water and Sewer

**Zoning:** C-2 Commercial  
ERZD Edwards Recharge Zone District

**Proposed Use:** Mini Storage Facility

**Major Thoroughfare:** Blanco Road is a primary arterial, Type A, minimum R.O.W. 120 feet.

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**APPLICANT'S PROPOSAL:**

To plat 10.80 acres consisting of 1 non single family lot.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Approval



July 26, 2007

Mr. Ruben Cervantes, P.E.  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, Texas 78216

RE: Request for Category 2 Determination for the 10.82-acre tract **Stor Blanco Self Storage** located south of the intersection of Blanco and Loop 1604

Dear Mr. Cervantes:

On July 26, 2007, the Resource Protection Division of the San Antonio Water System received an e-mail from your office requesting Category 2 classification for the above-referenced project. Based on a review of the documentation submitted and other information in the office of the Resource Protection Division, and in accordance with Chapter 34, Article VI, Division 6, Section 34-925 of the City Code, **Category 2** classification of a 10.82-acre tract **Stor Blanco Self Storage** located south of the intersection of Blanco and Loop 1604 is confirmed.

In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System prior to the release of Plats and/or Building Permits.

Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation. If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 704-7305.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk M. Nixon'.

Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:

A handwritten signature in black ink, appearing to read 'Scott R. Halty'.

Scott R. Halty  
Director  
Resource Protection & Compliance Department

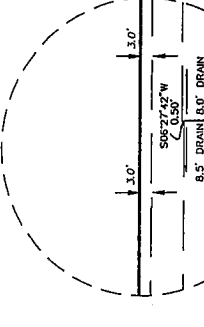
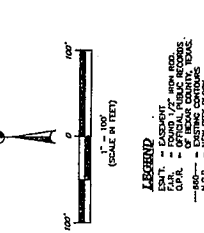
KMN: GDJ

THIS SUBDIVISION IS WITH THE DRAINAGE REQUIREMENTS OF THE SAN ANTONIO CITY CODE, UNTIL THE DRAINAGE REQUIREMENTS OF THE SAN ANTONIO CITY CODE ARE REVISED. THE DRAINAGE REQUIREMENTS OF THE SAN ANTONIO CITY CODE ARE REVISED BY THE SAN ANTONIO CITY ENGINEER. THE DRAINAGE REQUIREMENTS OF THE SAN ANTONIO CITY CODE ARE REVISED BY THE SAN ANTONIO CITY ENGINEER. THE DRAINAGE REQUIREMENTS OF THE SAN ANTONIO CITY CODE ARE REVISED BY THE SAN ANTONIO CITY ENGINEER.

SUBDIVISION PLAT NO. 070365  
1.77 AC. FOR THE SAN ANTONIO CITY ENGINEER. THE DRAINAGE REQUIREMENTS OF THE SAN ANTONIO CITY CODE ARE REVISED BY THE SAN ANTONIO CITY ENGINEER. THE DRAINAGE REQUIREMENTS OF THE SAN ANTONIO CITY CODE ARE REVISED BY THE SAN ANTONIO CITY ENGINEER. THE DRAINAGE REQUIREMENTS OF THE SAN ANTONIO CITY CODE ARE REVISED BY THE SAN ANTONIO CITY ENGINEER.

THE SAN ANTONIO CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE DRAINAGE REQUIREMENTS OF THE SAN ANTONIO CITY CODE. THE SAN ANTONIO CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE DRAINAGE REQUIREMENTS OF THE SAN ANTONIO CITY CODE. THE SAN ANTONIO CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE DRAINAGE REQUIREMENTS OF THE SAN ANTONIO CITY CODE.

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LINE TABLE

NO.	BEARING	LENGTH
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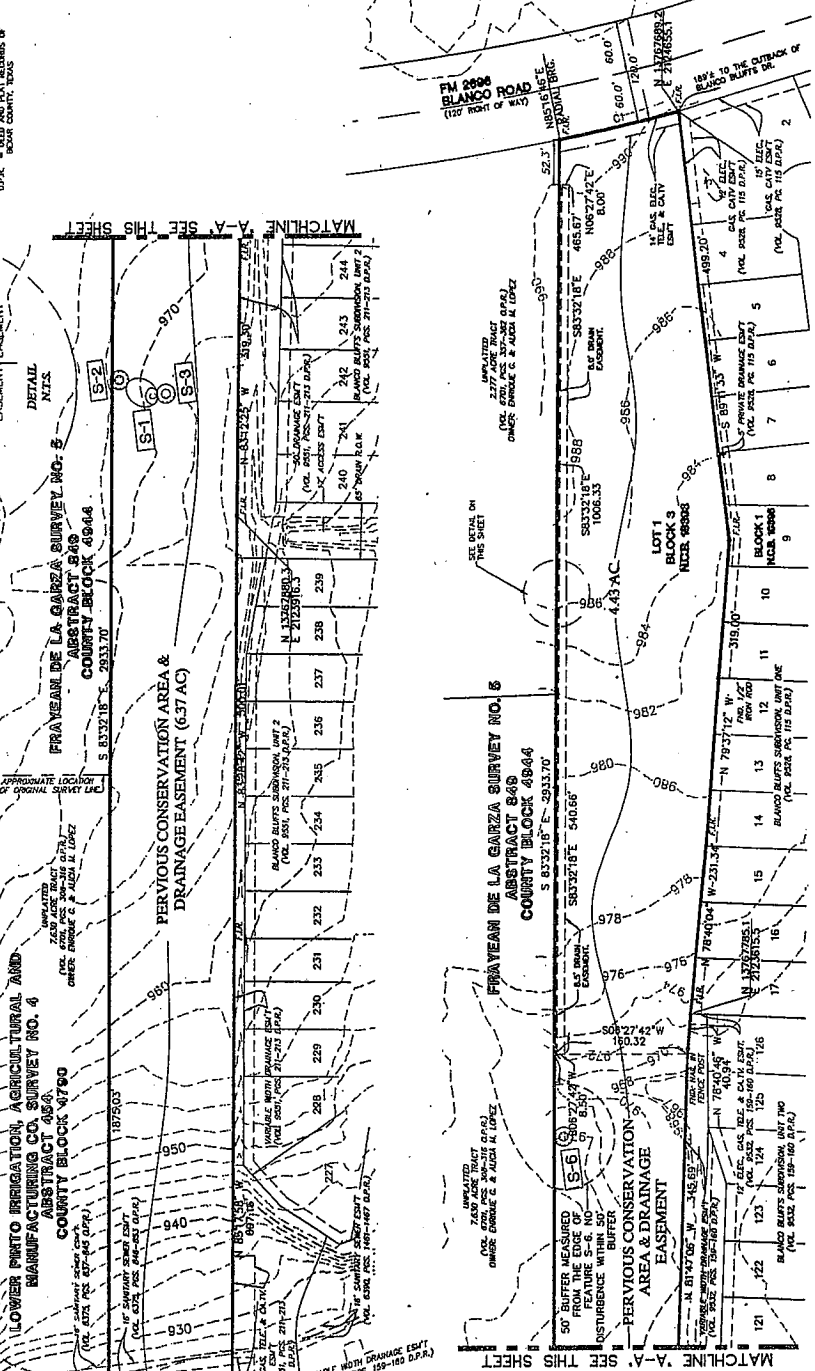
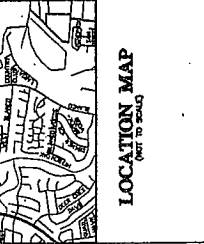
CURVE TABLE

NO.	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
1	2924.83'	0°23'34"	72.90'	145.77'	S. 0°23'34" E.

PERVIOUS CONSERVATION AREA & DRAINAGE EASEMENT (6.37 AC)

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68	S. 83°32'18" E.	2933.70'
69	N. 83°32'18" E.	2933.70'
70	S. 83°32'18" E.	2933.70'
71	N. 83°32'18" E.	2933.70'
72	S. 83°32'18" E.	2933.70'
73	N. 83°32'18" E.	2933.70'
74	S. 83°32'18" E.	2933.70'
75	N. 83°32'18" E.	2933.70'
76	S. 83°32'18" E.	2933.70'
77	N. 83°32'18" E.	2933.70'
78	S. 83°32'18" E.	2933.70'
79	N. 83°32'18" E.	2933.70'
80	S. 83°32'18" E.	2933.70'
81	N. 83°32'18" E.	2933.70'
82	S. 83°32'18" E.	2933.70'
83	N. 83°32'18" E.	2933.70'
84	S. 83°32'18" E.	2933.70'
85	N. 83°32'18" E.	2933.70'
86	S. 83°32'18" E.	2933.70'
87	N. 83°32'18" E.	2933.70'
88	S. 83°32'18" E.	2933.70'
89	N. 83°32'18" E.	2933.70'
90	S. 83°32'18" E.	2933.70'
91	N. 83°32'18" E.	2933.70'
92	S. 83°32'18" E.	2933.70'
93	N. 83°32'18" E.	2933.70'
94	S. 83°32'18" E.	2933.70'
95	N. 83°32'18" E.	2933.70'
96	S. 83°32'18" E.	2933.70'
97	N. 83°32'18" E.	2933.70'
98	S. 83°32'18" E.	2933.70'
99	N. 83°32'18" E.	2933.70'
100	S. 83°32'18" E.	2933.70'

LOWER PINTO IRRIGATION, AGRICULTURAL AND MANUFACTURING CO. SURVEY NO. 4  
ABSTRACT 484  
COUNTY BLOCK 4790  
COUNTY BLOCK 4790



STATE OF TEXAS  
COUNTY OF BEAR  
THE CHIEF OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE DRAINAGE REQUIREMENTS OF THE SAN ANTONIO CITY CODE. THE CHIEF OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE DRAINAGE REQUIREMENTS OF THE SAN ANTONIO CITY CODE. THE CHIEF OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE DRAINAGE REQUIREMENTS OF THE SAN ANTONIO CITY CODE.

STATE OF TEXAS  
COUNTY OF BEAR  
COUNTY CLERK OF BEAR COUNTY, TEXAS  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 25th DAY OF JULY, 2007, AT 10:00 AM, AND WAS DULY RECORDED IN BOOK VOLUME 114, PAGE 1148 OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS.  
COUNTY CLERK OF BEAR COUNTY, TEXAS  
STATE OF TEXAS  
COUNTY OF BEAR  
COUNTY CLERK OF BEAR COUNTY, TEXAS  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 25th DAY OF JULY, 2007, AT 10:00 AM, AND WAS DULY RECORDED IN BOOK VOLUME 114, PAGE 1148 OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

## PLANNING COMMISSION

### PLAT DEFERRAL

AGENDA ITEM NO: 10 August 8, 2007

LADY OF THE LAKE GARDENS

SUBDIVISION NAME:

070593

PLAT #:

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 615 A-7

OWNER: Richard Robles

SURVEYOR: e-Sol Engineered Solutions, by Arnulfo Gonzalez

CASE MANAGER: Ernest Brown, Planner II (207-5017)

**Location:** On the northwest corner of Castroville Road and S.W. 35<sup>th</sup> street intersection

**Zoning:** C-3 Commercial

**Proposed use:** Church

---

### APPLICANT'S PROPOSAL:

To plat 1 non-single family lot consisting of 3.273 acres.

### APPLICANT'S REQUEST:

The applicant is requesting temporary utility service and building permits prior to plat approval and recordation. The applicant states that the congregation needs a facility to conduct church services, bible study and activities.

### STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.

3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.





e

Engineered Solutions

DEVELOPMENT  
2007 JUL 25 PM 1:01

16003 Chase Hill Blvd.  
San Antonio, Texas 78255  
210 722 esol (3765)

July 24, 2007

Director of Development Services  
City of San Antonio  
114 W. Commerce Street  
San Antonio, Texas 78283

Re: Lady of the Lake Gardens Lots 10, 11, & 12 Amending Subdivision Plat  
Plat # 070593

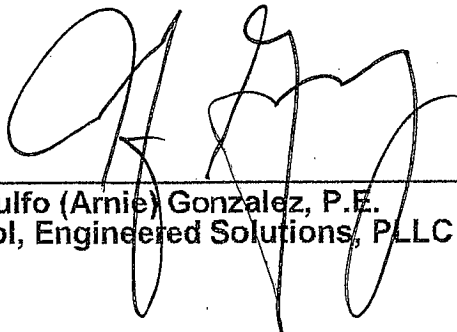
Dear Director:

Harvest Church has retained e-Sol Engineered Solutions, P.L.L.C. to prepare subdivision plat. The site is located at 2311 Castroville Road.

This plat deferral request is to begin construction of a church for worship prior to formal plat recordation due to the fact that the congregation needs a facility to conduct church services, bible study, and activities.

A check is enclosed for the required fee. If you have any questions, please do not hesitate to contact our office at (210) 722-3765.

Respectfully,



Arnulfo (Arnie) Gonzalez, P.E.  
e-Sol, Engineered Solutions, PLLC



Richard Robles  
Pastor

**PLANNING COMMISSION**

**REPLAT**

**AGENDA ITEM NO:** 11 **August 8, 2007**

**CHIHUAHUA**

**STREET HOMES. UNIT 2**

**MAJOR PLAT**

**050596**

**SUBDIVISION NAME**

**PLAT #**

**COUNCIL DISTRICT: 5**

**FERGUSON MAP GRID: 616 B-6**

**OWNER:** Our Casas Resident Council, Inc. by Dario Chapa

**ENGINEER:** Briones Engineering, by Rolando H. Briones

**CASE MANAGER:** Luz Gonzales, Planner II (207-7898)

**Date filed with Planning Commission:** Pending Development Services LOC

**Location:** At the northeast corner of S. Hamilton Street and Chihuahua Street.

**Services Available:** SAWS Water and Sewer

**Zoning:** R-4 Residential Single Family District

**Proposed Use:** Single Family

---

**APPLICANT'S PROPOSAL:**

To plat **0.9735** acres consisting of **8** single family lots.

**STAFF RECOMMENDATION:**

Pending.



**PLANNING COMMISSION  
FLOODPLAIN PERMIT VARIANCE REQUEST**

AGENDA ITEM NO: 12 August 8, 2007

DOLLAR GENERAL NACOGDOCHES

#FPV 07-008

**COUNCIL DISTRICT:** 10

**FERGUSON MAP GRID:** 552 A-5

**OWNER:** Peter Ellis

**ENGINEER:** Givler Engineering

**CASE MANAGER:** Elizabeth Adams, Planner II (207-7912)

**Location:** Northwest of the intersection of Nacogdoches Rd. and Wayward Dr.

**Proposed Use:** Retail

---

**APPLICANT'S REQUEST:**

The applicant has requested a variance to UDC-Appendix F(C) (A) (f) (26) (E):

*The following development may be allowed in the regulatory 100-year floodplain and will require a floodplain development permit: (26) Nonresidential construction. Some or all of the following restrictions will be placed on nonresidential construction in the floodplain: E. Unflooded vehicular access must be available to the development from a public street.*

**DISCUSSION:**

The Department of Public Works has responded to the variance request as indicated in their attached report and does not object to the granting of the variance.

**STAFF RECOMMENDATION:**

The Director of Public Works recommends approval of the floodplain variance request for the following reasons:

The proposed DFIRM study for this area indicates that the interpolated 100-year water-surface elevations on Nacogdoches Road and the proposed driveway should be less than one foot.



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO, TEXAS 78283-3966

THOMAS G. WENDORF, P.E.  
DIRECTOR OF PUBLIC WORKS

July 30, 2007  
Peter Ellis  
2161 N.W. Military Hwy., Suite 111  
San Antonio, Texas 78213

Re: Dollar General, 10331 Nacogdoches

Dear Mr. Ellis:

We have received your letter, dated May 25, 2007 and drainage study for this site (dated June 13, 2007), expressing your concerns regarding the City's approval process and the need for a variance to the City's Floodplain Ordinance. In order for citizens to purchase flood insurance, their community must participate in the National Flood Insurance Program (NFIP). Participation in the NFIP is also required to receive federal grants and assistance during times of national disaster. Participation requires the community to adopt an ordinance having the minimum requirements set forth in the Code of Federal Regulations – Title 44 "Emergency Management and Assistance" (CFR 44). The City of San Antonio has adopted an ordinance and has submitted this ordinance to FEMA for approval and our acceptance into the NFIP. FEMA conducts regular audits called Community Assistance Visits (CAV). If during an audit, they find that the community is not adhering to the approved ordinance, they can place the community on probation. If placed on probation, each policy holder (private citizens) is charged a \$50 surcharge. If the problems are not corrected, the community can be suspended and/or removed from the NFIP; eliminating the availability of local flood insurance and federal assistance. The City of San Antonio and its citizens have benefited from our participation in the NFIP program from changes sustained during the October 1998 and July 2002 floods.

As you may be aware, Salado Creek and its tributaries are currently being restudied under the Digital Flood Insurance Rate Map (DFIRM) process. The studies are currently being reviewed by the City of San Antonio for submittal to FEMA. Under our current Floodplain Ordinance, we are required to regulate to ultimate floodplain conditions. This means an ultimate floodplain study must be performed if a proposed development is within or adjacent to the floodplain. If an ultimate condition flood study already exists, then it may be used. In this case, the existing FEMA FIRM map for this area indicates that the depth of water on Nacogdoches may be greater than one foot for existing development conditions.

Page 2: Dollar General, 10331 Nacogdoches



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO, TEXAS 78283-3966

The plans provided by Givler Engineering, Inc. to the City show proposed construction within the limits of the existing FEMA 100-year floodplain. For this reason, the following actions occurred:

- The Floodplain Development Permit was denied.
- It was discussed with yourself and/or your engineer, David Givler, P.E., that a variance to the UDC would be required for the driveway and therefore the subject development to be constructed.

The Variance would be to allow the following item:

- Appendix F. Floodplains – Areas of Special Flood, Subdivision C – Floodplain Development Permits, Section A – Allowable Development Within the Regulatory Floodplain, (f) (26) E. To allow flooded access to the proposed development from a public street.
- Public Works would support this variance because the proposed DFIRM study for this area indicates that the interpolated 100-year water-surface elevations on Nacogdoches Road and the proposed driveway should be less than one foot.

If the Variance is approved by the Planning Commission, a Floodplain Development Permit will be issued. If you have any questions, please contact me at 210-207-8025.

Thomas G. Wendorf, P.E.  
Director of Public Works

Attachment (1): Denied Floodplain Development Permit

CC: Peter Ellis  
Davis Givler, P.E., Givler Engineering, Inc.  
Planning Commission of the City of San Antonio



May 25, 2007

City of San Antonio  
Development Services  
Subdivision Section

To Whom It May Concern,

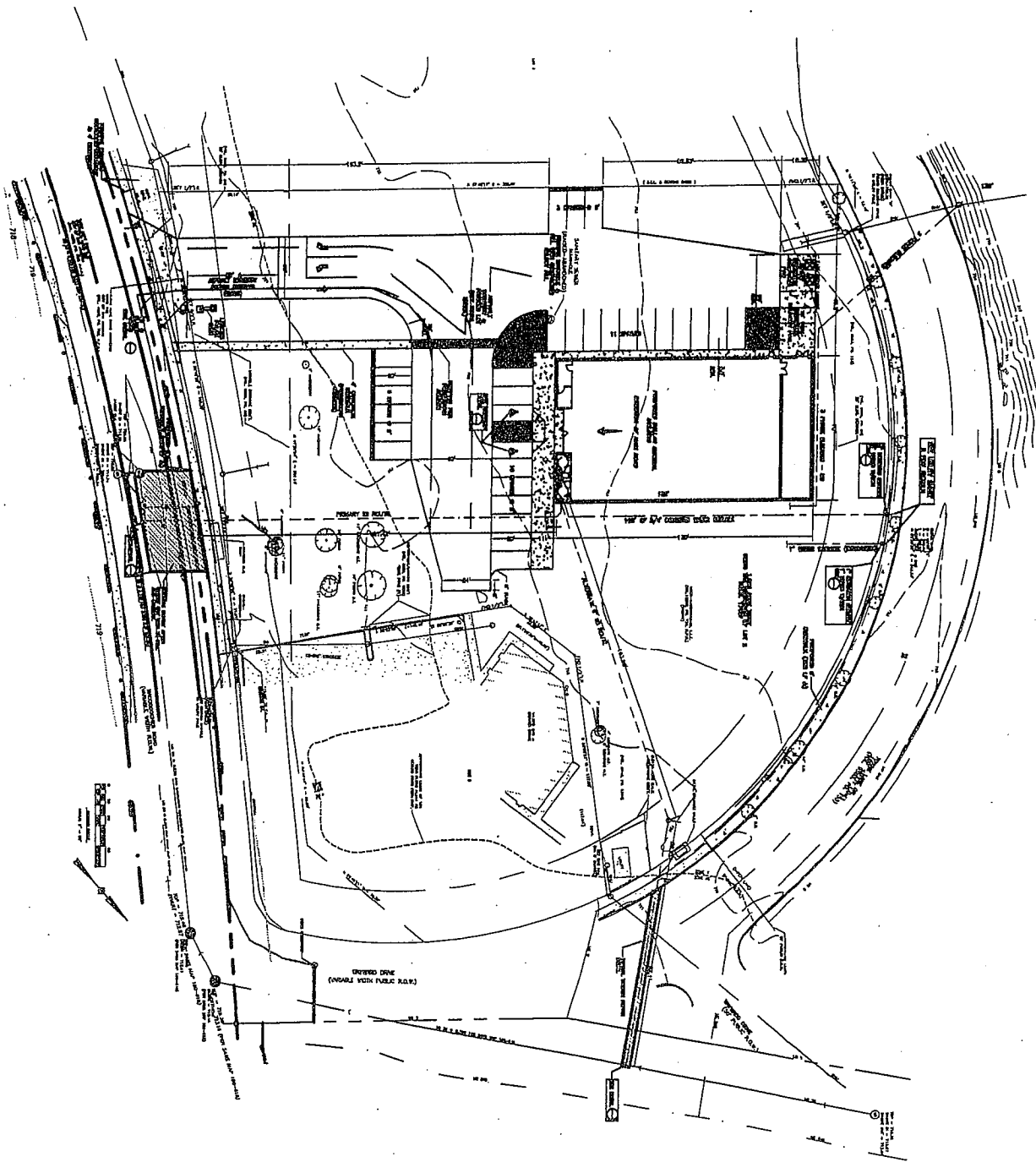
Re: Variance Request

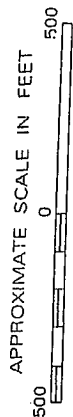
In reference to UDC Appendix F Section A (E) page 20, we would like to request a variance for the driveway on our property at 10331 Nacogdoches. We have no other entrance to the property, the drive is off Nacogdoches which also is in the flood plain, there are many other driveways for businesses currently off Nacogdoches, and according to our engineer, will not adversely affect runoff or be injurious to other property.

Thank you for your consideration on this matter.

Peter W. Ellis  
Revo Capital Partners  
2161 NW Military Hwy. Suite 111  
San Antonio, TX 78213  
210-344-2100  
210-325-7578 cell  
[pellis@paigeinvestments.com](mailto:pellis@paigeinvestments.com)







NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
BEXAR COUNTY,  
TEXAS AND  
INCORPORATED AREAS

PANEL 291 OF 900  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:  
COMMUNITY  
NUMBER PANEL SUFFIX  
48029C0291 F

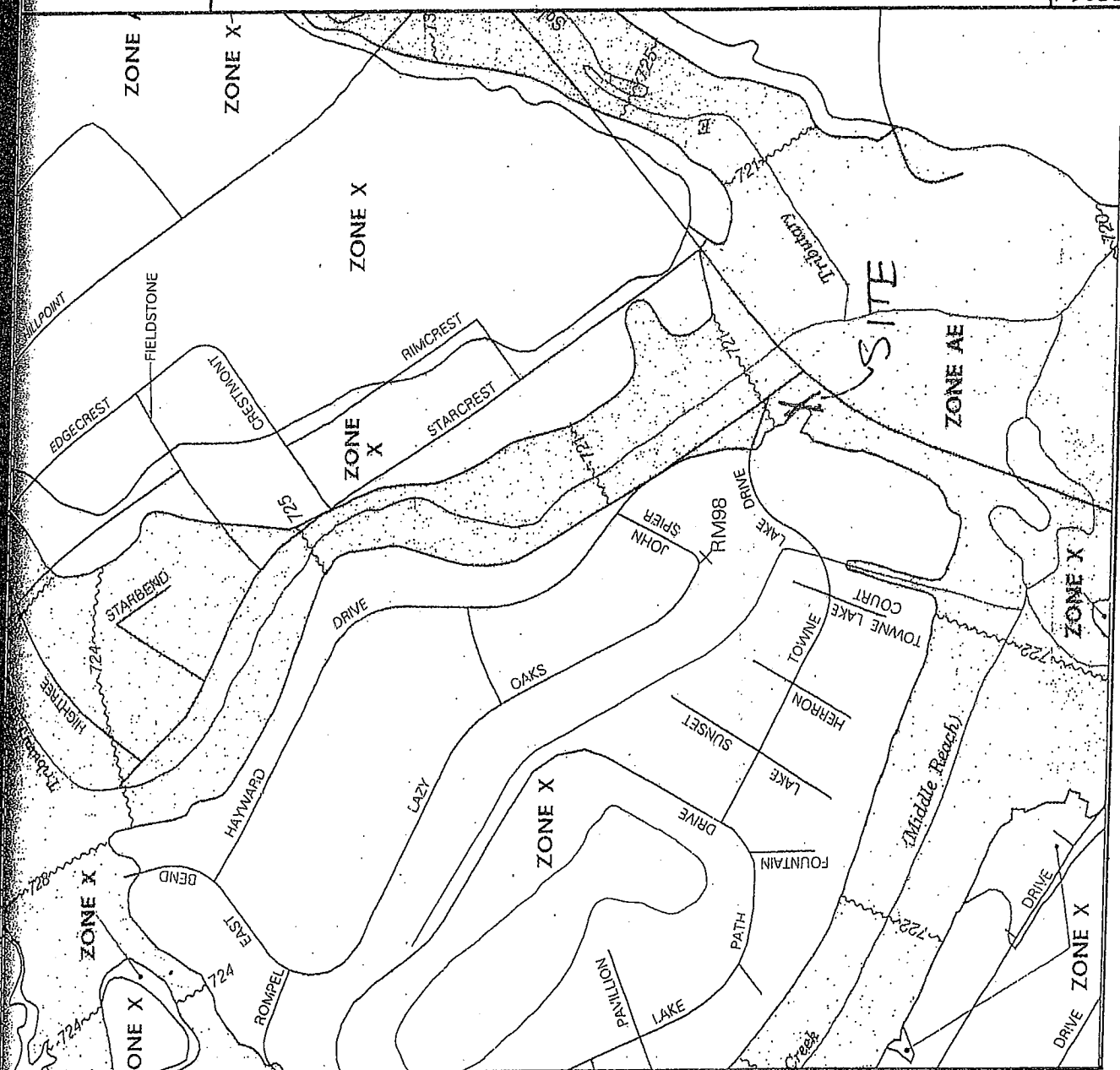
MAP NUMBER  
48029C0291 F

MAP REVISED:  
JANUARY 4, 2002



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 13 August 8, 2007

COKER UNITED METHODIST  
CHURCH ADDITION UNIT 1  
SUBDIVISION NAME

030217  
PLAT #

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 550 E-2

**OWNER:** Tom Ellis

**ENGINEER:** G.E.Reaves Engineering, Inc., by Gaylord Reaves

**CASE MANAGER:** Elizabeth Adams, Planner II (207-7912)

**Location:** On the north side of North Loop Road, east of West Avenue

**Plat status:** Plat was approved on September 22, 2004 and has not been recorded.

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**APPLICANT'S REQUEST:**

Applicant is requesting a time extension for completion of required site improvements.

**DISCUSSION:**

None of the required site improvements have been completed. The remaining required improvements include drainage.

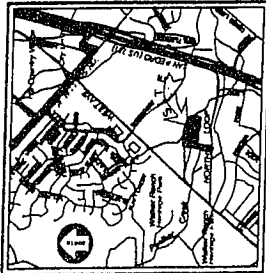
**STAFF RECOMMENDATION:**

The Director of Development Services recommends approval of a three year extension for the following reasons:

- The Department of Development Services, Engineering and San Antonio Water Systems have no objection to the granting of a three year time extension
- The subject property is vacant.

- Plat recording is pending completion of site improvements or posting of a guarantee. Additionally, no building permits will be issued until recording occurs.
- The required improvements are currently on hold until TXDOT finalizes the precise location of proposed Wurzbach Parkway runoff outfalls or permissible driveway entrance(s) onto their right-of-way.
- No further extensions shall be supported if the bond is not posted by the end of the three year extension period.

PLAT NO. 030217

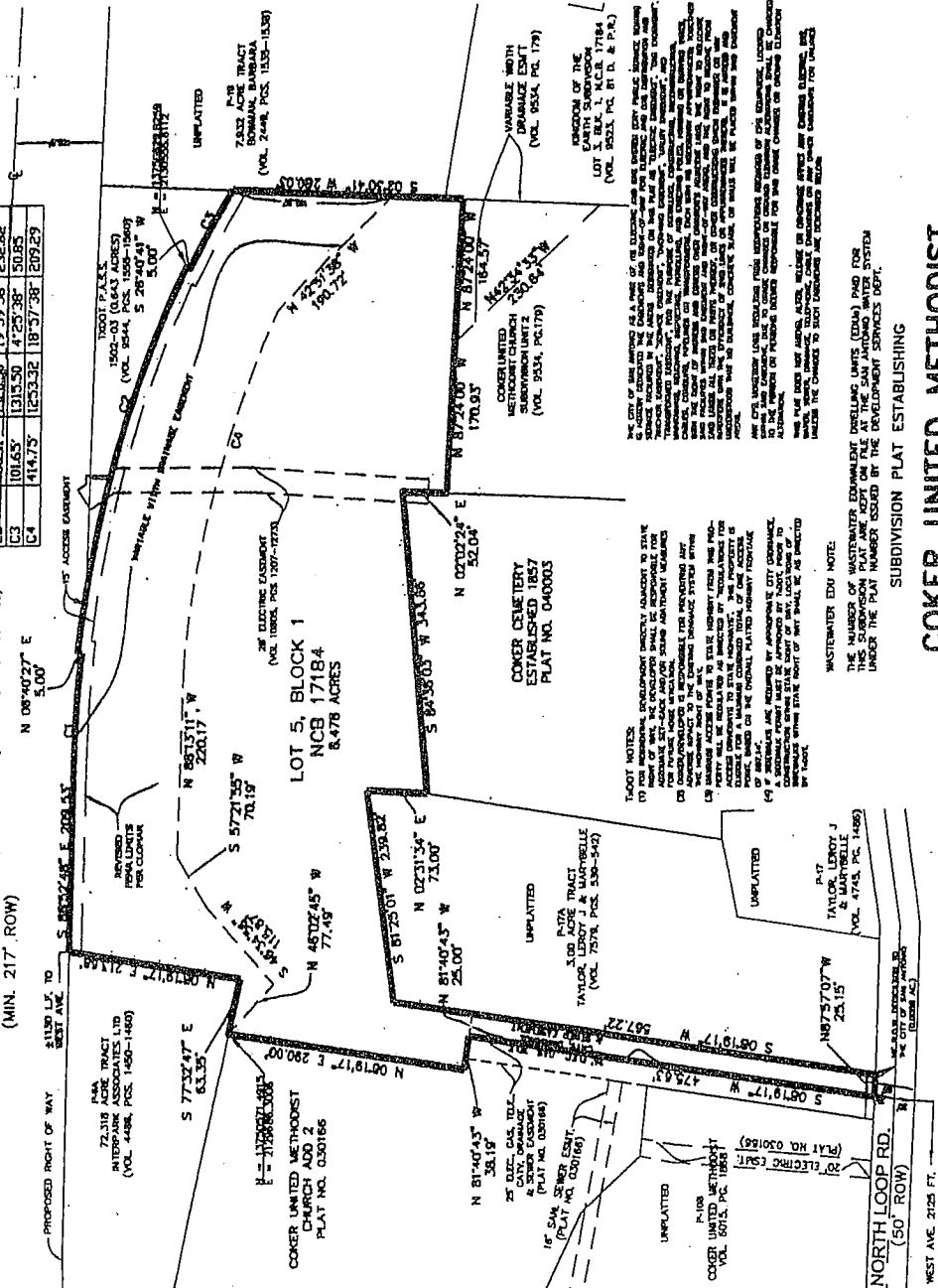


LOCATION MAP  
NOT TO SCALE

SCALE: 1"=100'

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	127.52'	1313.50'	5°33'15"	63.81'
C2	460.91'	1320.50'	19°59'56"	232.82'
C3	101.65'	1315.50'	4°25'38"	50.85'
C4	414.75'	1253.32'	18°57'38"	209.29'

PROPOSED WURZBACH PARKWAY  
(MIN. 217' ROW)



# COKER UNITED METHODIST CHURCH ADD 1

BEING LOT 5, BLOCK 1, NEW CITY BLOCK (N.C.B.) 17184, CONSISTING OF 8.478 ACRES OF LAND BEING A PORTION OF A 72.318 ACRE TRACT OF LAND AS RECORDED IN VOL. 1408, PAGES 1450-1480, A PORTION OF AN 18.133 ACRE TRACT OF LAND AS RECORDED IN VOL. 8013, PAGES 1889-1873, AND A PORTION OF A 10.000 ACRE TRACT OF LAND AS RECORDED IN VOL. 8023, PAGES 1809-1811, ALL OF WHICH ARE PART OF THE REAL PROPERTY OF BEAR COUNTY, TEXAS, SAID TRACT BEING OUT OF THE JOHN COKER SURVEY NO. 12, ABSTRACT NO. 125, COUNTY OF BEAR COUNTY, TEXAS.

THIS PLAT OF COKER UNITED METHODIST CHURCH ADD 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.



GE Reaves Engineering, Inc.  
P.O. Box 791793  
San Antonio, TX 78279-1793  
(210) 490-4506 Fax 490-4812

BY: CHAIRMAN  
BY: SECRETARY

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5501

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SAME COMFORMS TO ALL REQUIREMENTS OF THE PLANNING COMMISSION. WITNESSED MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

GAILORD E. REAVES  
LICENSED PROFESSIONAL ENGINEER NO. 44095

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE PLANNING COMMISSION OF BEAR COUNTY, TEXAS, AND THAT THE SAME COMFORMS TO ALL REQUIREMENTS OF THE PLANNING COMMISSION. WITNESSED MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

GAILORD E. REAVES

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR  
THE PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AND I HAVE RECORDED THE SAME IN MY BOOK OF \_\_\_\_\_, PAGE \_\_\_\_\_, BEING OF \_\_\_\_\_ VOLUME \_\_\_\_\_, RECORD OF \_\_\_\_\_ IN TESTAMENTS NUMBER, WHEREIN MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, BEAR COUNTY, TEXAS

DATE: 02/10/04

FLOOD NOTE: NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

NOTES:  
1) SET 1/2" BENCH MARK AT ALL CORNERS UNLESS OTHERWISE NOTED.  
2) BEARING SURVEY HEREON ARE REFERENCED TO PREVIOUS SURVEYING PLAT OF THE OR ADJACENT PROPERTIES.  
3) DISTANCES GIVEN ON THE PLAT ARE ACTUAL GROUND DISTANCES.  
4) DISTANCE SURVEY ARE SURFACE BEARINGS ARE BASED ON THE SURFACE OF THE EARTH.  
5) COORDINATES GIVEN HEREON ARE TEXAS STATE PLANE COORDINATES IN U.S. SURVEY FEET (NAD83).

6) FORMS 1/2" BENCH MARK  
7) ELECTRIC  
8) TELEPHONE  
9) CABLE TELEVISION  
10) TELEPHONE

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECLARES TO THE USE OF THE PUBLIC, THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AND WATER SURVEYING RECORDS OF BEAR COUNTY, TEXAS, AND THAT THE SAME COMFORMS TO ALL REQUIREMENTS OF THE PLANNING COMMISSION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEAR

CHAIRMAN OF THE BOARD OF TRUSTEES  
COKER UNITED METHODIST CHURCH

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR  
THE PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AND I HAVE RECORDED THE SAME IN MY BOOK OF \_\_\_\_\_, PAGE \_\_\_\_\_, BEING OF \_\_\_\_\_ VOLUME \_\_\_\_\_, RECORD OF \_\_\_\_\_ IN TESTAMENTS NUMBER, WHEREIN MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, BEAR COUNTY, TEXAS

DATE: 02/10/04

TAOIT NOTES:  
1) FOR INFORMATION, DEVELOPMENT DIRECTLY ADJACENT TO STATE HIGHWAY 167, THE PLAT IS SUBJECT TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

2) THE PLAT IS SUBJECT TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

3) THE PLAT IS SUBJECT TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

4) THE PLAT IS SUBJECT TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

5) THE PLAT IS SUBJECT TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

6) THE PLAT IS SUBJECT TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

7) THE PLAT IS SUBJECT TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

8) THE PLAT IS SUBJECT TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

9) THE PLAT IS SUBJECT TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

10) THE PLAT IS SUBJECT TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.



# GE Reaves Engineering, Inc.

CIVIL ENGINEERING

• STRUCTURAL ENGINEERING

• LAND SURVEYORS

June 27, 2007

LAND DEVELOPMENT  
SERVICES DIVISION

Mr. Roderick J. Sanchez, Director  
City of San Antonio  
Development Services Department  
1901 South Alamo  
San Antonio, TX 78204

RE: Coker United Methodist Church Add 1, Plat No. 030217  
Lot 5, Block 1, NCB 17184  
GRE No. C97-0174

SUB: Request for Extension of Subdivision Plat Approval

Dear Mr. Sanchez,

The Coker United Methodist Church formally requests an extension to the subject subdivision's plat expiration date of 22 August 2007 as directed by Ms. Elizabeth Carol (reference the attached plat approval expiration notice letter dated 8 May 2007). The subdivision plat is not yet recorded since the required site drainage improvements have not been constructed and accepted by your office. The proposed 80' wide earthen channel will be located in a variable width drainage easement adjacent to the subdivision's north line. The subject drainage facility will intercept upgradient off-site storm water runoff and convey the flow east through the subdivision for eventual discharge into the Panther Springs Creek. Off-site flows will be channeled onto the Coker Church property by culverts constructed by TXDOT during the Wurzbach Parkway Extension Project. Work has not commenced on this segment of the parkway extension. On-site establishment of driveway culverts and approaches on the Wurzbach Parkway frontage road is dependent upon location TXDOT culvert outlets. Coker Church has prudently decided to coordinate their drainage improvement efforts with TXDOT to avoid costly conflicts. However, TXDOT has not finalized the precise location of proposed Wurzbach Parkway runoff outfalls or permissible driveway entrance(s) onto their right-of-way. Therefore, Coker Church desires to postpone construction of the on-site conveyance infrastructure until TXDOT completes the highway extension plans by filing for your permission to have the associated plat's approval expiration date extended.

Please contact the undersigned at (210) 490-4506 ext. 207 or at [trecine@gereaveseng.com](mailto:trecine@gereaveseng.com) if you have any questions or need additional clarification regarding Coker Church's request for plat approval extension. Thank you very much for your direction and prompt attention to this submittal.

Respectfully,  
GE REAVES ENGINEERING, INC.

Anthony T. Recine III, P.E.  
Senior Engineer

ATR/atr/26921

Attachments



**PLANNING COMMISSION  
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 14 August 8, 2007

HENDERSON PASS VILLAGE PUD  
SUBDIVISION NAME

030314  
PLAT #

**COUNCIL DISTRICT:** 10

**FERGUSON MAP GRID:** 517 D-4

**OWNER:** Dennis Stein

**ENGINEER:** FFW and Associates, Inc., Albert B. Fernandez

**CASE MANAGER:** Ernest Brown, Planner II (210) 207-5017

**Location:** At the intersection of Henderson Pass and Turkey Point

**Plat status:** Plat was approved on July 28, 2004

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**APPLICANT'S REQUEST:**

Applicant is requesting a 90 day extension for completion of required site improvements.

**DISCUSSION:**

The additional time will allow the developer and SAWS to finalize the utility service agreement.

**STAFF RECOMMENDATION:**

The Director of Development Services recommends approval of a 90 day extension for the following reasons:

- The Department of Development Services, Engineering and San Antonio Water Systems have no objection to the granting of a 90 day time extension
- The subject property is vacant.

- Plat recording is pending completion of site improvements or posting of a guarantee. Additionally, no building permits will be issued until recording occurs.
- The required improvements are currently being implemented
- No further extensions shall be supported if the bond is not posted by the end of the 90 day period.



# FERNANDEZ FRAZER WHITE & ASSOCIATES, INC.

11824 RADIUM • SAN ANTONIO, TX 78216 • (210) 377-0774 • Fax: (210) 366-0376  
E-mail address [ffw@ffwinc.com](mailto:ffw@ffwinc.com)

---

July 19, 2007

Elizabeth A. Carol  
Special Projects Coordinator, Land Entitlements  
Development Services Department  
1901 S. Alamo  
San Antonio, TX 78204

Ref: Henderson Pass Village, PUD  
Plat No. 030314

By this letter, we request a time extension for the recording of said referenced plat.

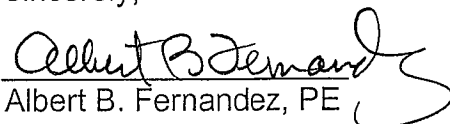
Upon completion of the Detention Pond/Sand Filter downstream structure and CoSA approval, Fernandez, Frazer, White & Associates, Inc. tried to have the plat recorded.

We were told that a hold by SAWS needed to be cleared. This hold requires a Utility Service Agreement from the Developer. FFW has completed the Engineering Report and submitted to SAWS. When the agreement is prepared by SAWS and signed by the Developer, the plat will be released by SAWS.

The hardship being time required for preparation of said agreement will go beyond the expiration date for recording the plat.

The granting of the variance will not be injurious to the property and will not prevent the orderly subdivision of other property in the area in accordance with this regulation.

Sincerely,

  
Albert B. Fernandez, PE

DEVELOPMENT SERVICES  
RECEIVED  
2007 JUL 23 AM 1:49

THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

STREET SCAPE, 35-512, WILL BE COMPLIED WITH DURING

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DOWNGRADING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

NOTE: OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS. SECTION 35-506-R.

WITH ADJACENT LOTS. SECTION 35-506-R.

CURVE	DETA. ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	114.48 01	846.14	166.91	83.92	166.77	N 45°12'04" E
C2	71.23 08	15.00	20.29	12.04	16.77	S 86°33'21" W
C3	37.38 10	475.00	82.85	41.43	82.55	N 54°53'55" W
C4	60.45 00	400.00	7.40	3.70	7.40	N 56°28'30" W
C5	107.12 53	480.00	71.20	38.68	71.11	N 54°23'54" W
C6	71.36 48	15.00	20.32	12.05	18.80	N 86°35'31" W

**NOTE: LOT 7 IS COMMON PROPERTY**

UNE	BEARING	DISTANCE
L1	N 59°53'00" W	203.20'
L2	N 00°04'40" E	68.12'
L3	N 52°41'33" W	114.35'
L4	N 77°34'57" W	112.21'
L5	N 50°04'47" W	136.33'
L6	N 39°55'13" E	16.00'
L7	S 50°04'47" E	134.37'
L8	S 77°54'57" E	111.02'
L9	S 52°41'33" E	114.03'
L10	S 00°04'48" E	77.55'

RECEIVED  
04 JUN 17 AM 9:

SCALE: 1" = 100'

ITEM: ALL SET 1/2" IP. HAVE FFV CAP

SANITARY SEWER LINES AND SANITARY SEWER EQUIPMENT TO BE OWNED AND MAINTAINED BY P.U.D. ASSOCIATION

FERNANDEZ, FRAZER, WHITE  
AND ASSOCIATES, INC  
11824 RADIUM  
SAN ANTONIO, TEXAS 78216  
( 210 ) 377-0774

## PLANNED UNIT DEVELOPMENT

BEING A 3.3462 ACRE TRACT OF LAND OUT OF A PORTION OF JUAN ATAMENDARIS SURVEY NO. 258 1/2, COUNTY BLOCK 49862, AND A PORTION OF THE WILLIAM FINKE SURVEY NO. 356, N.C.B. 15878, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SUBDIVIDER & LAND OWNER:  
NAME STEIN REAL CORP.

ADDRESS 2250 THOUSAND OAKS, SUITE 100  
San Antonio, TX 78232

[illegible]

AND STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. THE CITY OF LOS ANGELES AND THE COUNTY OF LOS ANGELES SHALL NOT BE RESPONSIBLE FOR THE CROSS-SECTIONAL DESIGN OF THE DRAINAGE EASEMENTS AS APPLICABLE TO THE PROJECT. THE CITY OF LOS ANGELES AND THE COUNTY OF LOS ANGELES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**WITNESSES:**

STATE OF TEXAS

BEFORE ME. THE UNKNOWN  
PERSONS STEIN. KNOWN  
TO ME THAT HE DECIDED  
CORRECTION AND IN THE

NOTARY PUBLIC  
BEAR COUNTY, TEXAS  
Jillene A. Hendrix

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

**JOLLENE A. O'HENLY**  
Notary Public, State of Texas  
My Commission Expires  
March 14, 2008

[illegible]

THIS PLAN OF MEMORIAL PASS VILLAGE, PIMA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF TUCSON, ARIZONA, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE	DESCRIPTION	AMOUNT
1/1/20	Initial deposit	100.00
1/15/20	Withdrawal	25.00
2/1/20	Interest earned	1.50
2/15/20	Withdrawal	15.00
3/1/20	Interest earned	1.50
3/15/20	Withdrawal	10.00
4/1/20	Interest earned	1.50
4/15/20	Withdrawal	5.00
5/1/20	Interest earned	1.50
5/15/20	Withdrawal	5.00
6/1/20	Interest earned	1.50
6/15/20	Withdrawal	5.00
7/1/20	Interest earned	1.50
7/15/20	Withdrawal	5.00
8/1/20	Interest earned	1.50
8/15/20	Withdrawal	5.00
9/1/20	Interest earned	1.50
9/15/20	Withdrawal	5.00
10/1/20	Interest earned	1.50
10/15/20	Withdrawal	5.00
11/1/20	Interest earned	1.50
11/15/20	Withdrawal	5.00
12/1/20	Interest earned	1.50
12/15/20	Withdrawal	5.00
1/1/21	Interest earned	1.50
1/15/21	Withdrawal	5.00
2/1/21	Interest earned	1.50
2/15/21	Withdrawal	5.00
3/1/21	Interest earned	1.50
3/15/21	Withdrawal	5.00
4/1/21	Interest earned	1.50
4/15/21	Withdrawal	5.00
5/1/21	Interest earned	1.50
5/15/21	Withdrawal	5.00
6/1/21	Interest earned	1.50
6/15/21	Withdrawal	5.00
7/1/21	Interest earned	1.50
7/15/21	Withdrawal	5.00
8/1/21	Interest earned	1.50
8/15/21	Withdrawal	5.00
9/1/21	Interest earned	1.50
9/15/21	Withdrawal	5.00
10/1/21	Interest earned	1.50
10/15/21	Withdrawal	5.00
11/1/21	Interest earned	1.50
11/15/21	Withdrawal	5.00
12/1/21	Interest earned	1.50
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1/1/22	Interest earned	1.50
1/15/22	Withdrawal	5.00
2/1/22	Interest earned	1.50
2/15/22	Withdrawal	5.00
3/1/22	Interest earned	1.50
3/15/22	Withdrawal	5.00
4/1/22	Interest earned	1.50
4/15/22	Withdrawal	5.00
5/1/22	Interest earned	1.50
5/15/22	Withdrawal	5.00
6/1/22	Interest earned	1.50
6/15/22	Withdrawal	5.00
7/1/22	Interest earned	1.50
7/15/22	Withdrawal	5.00
8/1/22	Interest earned	1.50
8/15/22	Withdrawal	5.00
9/1/22	Interest earned	1.50
9/15/22	Withdrawal	5.00
10/1/22	Interest earned	1.50
10/15/22	Withdrawal	5.00
11/1/22	Interest earned	1.50
11/15/22	Withdrawal	5.00
12/1/22	Interest earned	1.50
12/15/22	Withdrawal	5.00
1/1/23	Interest earned	1.50
1/15/23	Withdrawal	5.00
2/1/23	Interest earned	1.50
2/15/23	Withdrawal	5.00
3/1/23	Interest earned	1.50
3/15/23	Withdrawal	5.00
4/1/23	Interest earned	1.50
4/15/23	Withdrawal	5.00
5/1/23	Interest earned	1.50
5/15/23	Withdrawal	5.00
6/1/23	Interest earned	1.50
6/15/23	Withdrawal	5.00
7/1/23	Interest earned	1.50
7/15/23	Withdrawal	5.00
8/1/23	Interest earned	1.50
8/15/23	Withdrawal	5.00
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2/1/24	Interest earned	1.50
2/15/24	Withdrawal	5.00
3/1/24	Interest earned	1.50
3/15/24	Withdrawal	5.00
4/1/24	Interest earned	1.50
4/15/24	Withdrawal	5.00
5/1/24	Interest earned	1.50
5/15/24	Withdrawal	5.00
6/1/24	Interest earned	1.50
6/15/		

STATE OF TEXAS  
COUNTY OF BROWN

I HEREBY CERTIFY THAT THE ABOVE PLAT COMFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE BY THE ENGINEER ON 6/16/2004 BY \_\_\_\_\_

Professional Land Surveyor Seal for Albert B. Fernandez, No. 3723, State of Texas. The seal is circular with a star in the center. The text around the star reads "STATE OF TEXAS" and "REGISTERED". The text around the bottom of the seal reads "PROFESSIONAL LAND SURVEYOR". The name "ALBERT B. FERNANDEZ" and the number "3723" are in the center.

STATE OF TEXAS

1. COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THAT WAS LAST ENTERED RECORD IN THE RECORDS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.B. \_\_\_\_\_ AT \_\_\_\_\_ N. AND BELY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.B. \_\_\_\_\_ AT \_\_\_\_\_ N. IN THE RECORDS OF \_\_\_\_\_  
 OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_  
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL, THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_ A.D. 19\_\_\_\_

COUNTY CLERK, TEXAS COUNTY, TEXAS

**PLANNING COMMISSION  
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 15 August 8, 2007

HEIGHTS BEND  
SUBDIVISION NAME

030428  
PLAT #

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 515 B-8

**OWNER:** Shavano LDR, by Lloyd A. Denton, Jr.

**ENGINEER:** Alamo Consulting Engineering & Surveying, Inc., by Paul A. Schroeder

**CASE MANAGER:** Elizabeth Adams, Planner II (207-7912)

**Location:** On the south side of Lockhill Selma Road, west of Heights Lane Dr.

**Plat status:** Plat was approved on October 13, 2004 and has not been recorded.

---

**APPLICANT'S REQUEST:**

Applicant is requesting a six month time extension for completion of required site improvements.

**DISCUSSION:**

None of the required site improvements have been completed. The remaining required improvements include street and drainage construction.

**STAFF RECOMMENDATION:**

The Director of Development Services recommends approval of a one year extension for the following reasons:

- The Department of Development Services, Engineering and San Antonio Water Systems have no objection to the granting of a one year time extension.

- The improvements required will likely take longer than six months to be completed.
- The subject property is vacant.
- Plat recording is pending completion of site improvements or posting of a guarantee. Additionally, no building permits will be issued until recording occurs.
- No further extensions shall be supported if the bond is not posted by the end of the one year extension period.





DEVELOPMENT SERVICES  
RECEIVED

**ALAMO CONSULTING ENGINEERING & SURVEYING, INC.**

140 HEIMER RD., SUITE 617

SAN ANTONIO, TX 78232

PHONE: (210) 828-0691

FAX NO.: (210) 824-3055

July 16, 2007

Mr. Roderick Sanchez  
Director Development Services Subdivision  
City of San Antonio  
1901 S. Alamo St.  
San Antonio, Tx 78204

**RE: HEIGHTS BEND SUBDIVISION PLAT NO. 030428 EXTENSION**

On behalf of the developer, we are requesting a six (6) month extension to the Plat Expiration date of October 13, 2007. The pending sale to a church to finance the street and drainage construction has been delayed. Therefore, additional time will be required to arrange alternate financing to get all the agency approvals prior to the expiration.

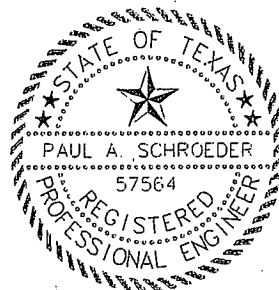
1. If the applicant complies strictly with the provisions of the regulations, he/she can make no reasonable use of his/her property; and
2. The hardship relates to the applicant's land, rather than personal circumstances; and
3. The hardship is unique, or nearly so, rather than one shared by many surround properties; and
4. The hardship is not the result of the applicant's own actions; and
5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

Your consideration will greatly be appreciated. If additional information on this subject is required, please contact this office.

Sincerely,

ALAMO CONSULTING ENGINEERING  
& SURVEYING, INC.

Paul A. Schroeder, P.E., R.P.L.S.



XC: Job No. 102500.00

DOC:F/WORD/LTRS/2007/071601.PS

**PLANNING COMMISSION  
PLAT DEFERRAL APPEAL**

AGENDA ITEM NO: 16 August 8, 2007

PARAMOUNT RIGSBY - ROLAND  
SUBDIVISION NAME:

060574  
PLAT #:

**COUNCIL DISTRICT:** 2

**FERGUSON MAP GRID:** 651 F-1

**OWNER:** T1 Rigsby LP, by David Ikeler

**ENGINEER:** South Central Surveyors, by Peter A. Aguirre

**CASE MANAGER:** Ernest Brown, Planner II, (210) 207-5017

**Location:** At the intersection of Roland Ave. and U.S. Hwy. 87/Rigsby Ave..

**Plat status:** Plat deferral was approved on November 22, 2006.

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**APPLICANT'S REQUEST:**

Applicant is requesting an additional 120 day extension to the plat deferral process to resolve platting issues. The City of San Antonio required changes to the drainage for the Property. The changes required significant modifications to be made to the detention drainage plans for the Property.

**DISCUSSION:**

November 22, 2006 The Planning Commission Approved the Plat deferral.

July 12, 2007            The applicant submitted a time extension request for their plat deferral.

July 22, 2007            The Plat deferral expired.

**STAFF RECOMMENDATION:**

Staff has evaluated the request and recommends that the Commission approve the appeal to extend the time for additional 120 days. The extension is to commence on the initial 180-day deferral end date.

Staff recommends approval of the appeal for the following reasons:

- The basis of the applicant's appeal is not a self-created hardship and the request was submitted in timely manner, in addition the applicant's engineer has been actively pursuing plat review.
- The project's case manager has become ill and has been unable to see the project through its resolution. Another project manager has since been assigned to oversee this case.
- Project engineer has assured staff that the required plat file will be completed within the extended time.



1) OWNER SHALL PROVIDE FORWARD VESSELING THROUGHOUT ON LOT IN ACCORDANCE WITH U.D.C. 38-508 (f)(2).

2) 1/2" HON IRON BAR WITH YELLOW CAP MARKED 5. CENTRAL SERVICES AT ALL CORNERS UNLESS OTHERWISE NOTED.

3) THE BASIS OF INFORMATION FOR THIS PLAN ARE THOSE SHOWN FOUND.

4) NORTH AMERICAN DATUM 1983 FOR COORDINATES WERE USED FOR THIS PLAN.

5) DISTANCE ARE U.S. SURVEY FEET.



1514 S. PRESA  
SAN ANTONIO, TEXAS 78210  
PHONE: 210-534-6700  
FAX: 210-534-9675

DEVELOPMENT  
SECTION

NOV -

**DEBUT NAME:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO THIS RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND FOR SOUND ATTENTIVE REQUIREMENTS FOR FUTURE SPACE MITIGATION.
- OWNED/DEVELOPED IS RESPONSIBLE FOR PREVENTING AND AVOIDING IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE RIGHT-OF-WAY.
- WADSWORTH ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE RELEGATED AS STATE HIGHWAY ACCESS POINTS FOR OVERCROSS TO STATE HIGHWAY.
- THE EXISTING TOTAL OF ONE ACCESS POINT ABSEMENT FOR WADSWORTH COMBINED TOTAL OF ONE ACCESS POINT ABSEMENT FOR WADSWORTH PLATTED LOT HIGHWAY FRONTAGE OF 234.70 FEET.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY THE CITY OF WADSWORTH FOR CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATION OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DETERMINED BY THE CITY OF WADSWORTH.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBVERSION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT

[illegible]

1. THE FOLLOWING INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

THIS PLAN OF CONVEYANCE (NOTES-RELAND ESTATE) HAS BEEN SUBMITTED TO  
AND CONSIDERED BY THE PLANNED COMMISSION OF THE CITY OF SAN ANTONIO,  
TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2009

60

61

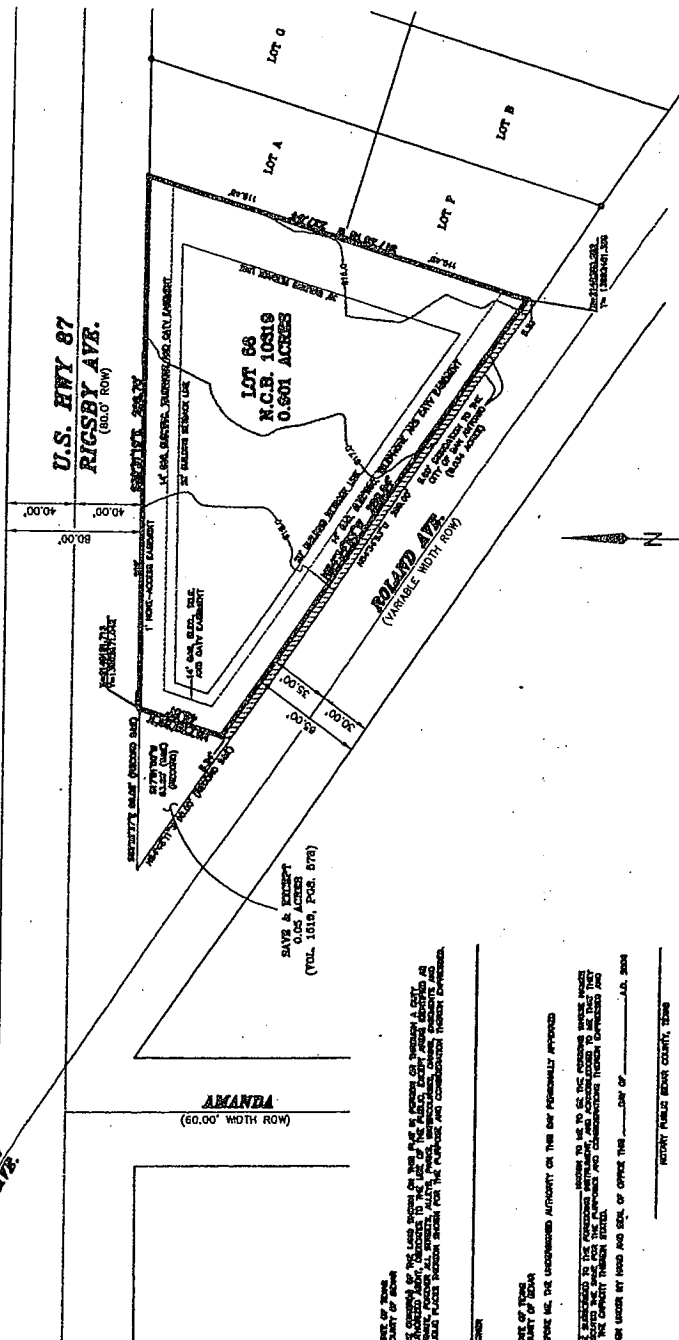
STATE OF TEXAS  
COUNTY OF MIDLAND

DO HEREBY CERTIFY THAT THIS FILE WAS FILED FOR RECORD IN MY OFFICE, ON  
 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_  
 AND FULLY ACCORDING TO THE \_\_\_\_\_ OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 IN BOOK VOLUME \_\_\_\_\_, ON PAGE \_\_\_\_\_, IN TESTIMONY WHEREOF,  
 I HEREBY SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS  
 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

on \_\_\_\_\_, DEATH

**PLAT ESTABLISHING  
PARAMOUNT RIGSBY-ROLAND SUBDIVISION**

ESTABLISHING LOT 64, N.C.R. 10310, BEING 0.501 ACRES, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING CUT OF A CALLED ONE ACRE TRACT KNOWN AS TRACT 12 RECORDED IN A SPECIAL WARRANTY DEED IN VOLUME 10893, PAGE 1827, OFFICIAL RECORDS BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER  
 IT ROBBY LP  
 GENERAL PARTNER  
 OF ROBBY ROLAND LLC  
 DAVID ROLLER SOLE MEMBER  
 6230 EVERGREEN, SUITE A  
 HOUSTON, TEXAS 77081

SCALE: 1" = 50'

### CONTRIBUTOR APPROVAL

BOOKED THIS DATE \_\_\_\_\_ DAY OF \_\_\_\_\_

COUNTY CLERK, SEBASTIAN COUNTY, ARKANSAS



UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D. C. 20535

**State of Texas**

RECEIVED BY THE DIRECTOR, FBI, MAY 19 1964

---

FLUKE ADVANCE, 8015 RD. 1004  
ROCKFORD, ILLINOIS 60089  
815/398-2200

**Abstract**

---

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

TI Rigsby L.P.  
2700 Post Oak Blvd. suite 1120  
Houston, Texas 77056  
713-772-3727

July 20, 2007

City of San Antonio-Development Services  
Planning Commission/Subdivision Section

Re: Plat Deferral Request for property located at 1818 Rigsby, San Antonio,  
Texas 78210 ("Property").

To Whom It May Concern:

I am David P. Ikeler the general partner of TI Rigsby, L.P. which is the owner of the Property. The Property is located in an economically blighted area and our development should enhance the area as well as providing needed jobs, goods and services to the area.

I am applying to the Planning Commission for a plat deferral extension. I must ask for this deferral because after our initial meetings and plan submittals, the City of San Antonio changed the drainage requirements for the Property. Such change required that significant modifications be made to the detention drainage plans for the Property. Additionally, our engineer, Ed Little, who has the responsibility for making the necessary modifications to the engineering drawings became ill and ultimately had to undergo open heart surgery, creating further delay. Our understanding is that his health is now improving and to expedite completion of this work we are employing additional professionals to assist Mr. Little in finishing this project. I would appreciate your understanding in this unique situation.

If you have any questions, please feel free to contact me at the above-reference telephone number.



Cordially,  
David P. Ikeler, Sole Member  
TI Rigsby LP

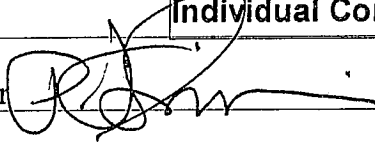
2007 JUL 23 AM 10:45  
DEVELOPMENT SERVICES  
RECEIVED

Item 17

# CITY OF SAN ANTONIO

## Department of Asset Management Interdepartmental Correspondence Sheet

**TO:** Planning Commission Individual Consideration

**FROM:** Pat DiGiovanni, Deputy City Manager 

**SUBJECT:** S.P. No. 1325 - Request to close, vacate and abandon Lavays Drive adjacent to NCB 11688

**DATE:** Monday, July 23, 2007

**PETITIONER:** JDS 1550 Holdings, LP, c/o Vickrey & Associates, Inc.  
Attn: Jeffrey S. Tondre, P.E., Assoc/Sr. Proj Mgr  
12940 Country Parkway  
San Antonio, TX 78216

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on 8/8/2007.

### **BACKGROUND**

Petitioner is requesting the closure, vacation and abandonment of Lavays Drive adjacent to NCB 11688 as shown on attached Exhibit "A." Petitioner would like to use the proposed closure to facilitate their plans to build an apartment complex on their abutting property. All abutting property owners have agreed to the proposed closure.

### **COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. A Canvassing Checklist and an executed Letter of Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

### **CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.



# CITY OF SAN ANTONIO

July 9, 2007

DEPARTMENT OF ASSET MANAGEMENT  
P.O. BOX 839886 SAN ANTONIO, TEXAS 78283-3986  
TEL. 210-207-4032 FAX 210-207-7888

JDS 1550 Holdings, LP;  
French Chalet Apartments, LLC  
c/o Vickrey & Associates, Inc.  
Attn: Jeffrey S. Tondre, P. E.  
Associate/Senior Project Manager  
12930 Country Parkway  
San Antonio, TX 78216

Re: S. P. No. 1325—Request to close, vacate and abandon improved Lavays Drive Public Right of Way located at Jackson Keller adjacent to NCB 11688

Dear Mr. Tondre:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions:

**PLANNING DEPARTMENT**

As per the Greater Dellview Area Community Plan, petitioner must provide a planting strip/buffer along the property line following the course of the Olmos Creek.

**PUBLIC WORKS DEPARTMENT**

Must accept all upstream runoff for ultimate development and provide for any necessary drainage easements.

**DEVELOPMENT SERVICES DEPARTMENT**

The site must be assembled with petitioner's property and platted in accordance with the Unified Development Code.

**FIRE DEPARTMENT**

Must maintain Fire Department vehicle access to southeast parking for French Chalet Apts.

**CITY PUBLIC SERVICE ENERGY**

Petitioners must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service Energy and at the sole expense of the petitioner.

**SAN ANTONIO WATER SYSTEM**

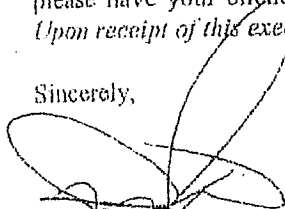
Petitioners must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with San Antonio Water System and at the sole expense of the petitioner.

- Petitioners asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct.
- The petitioners acknowledge that this property will be accepted in its "as is" condition.
- Petitioners agree to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- Petitioners agree to remit a closure fee of \$45,036.00, which includes the assessed value of \$44,929.00 for the Public Right of Way, a fee of \$72.00 for posting of a sign and \$35.00 for recording documents. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement. If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioners less the sign fee.

This Letter of Agreement is being offered by City of San Antonio only to the petitioners named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioners and granted by the City.

If your clients concur with the above mentioned conditions, including the payment of the assessed closure fee, please have your clients countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement and the fee we will continue processing your request.

Sincerely,

  
Oscar Serrano  
Real Estate Manager

OS/MA

CERTIFIED MAIL 7002 2030 0005 8524 4754

**AGREED AS TO TERMS AND CONDITIONS:**

**PETITIONER: JDS 1550 Holdings, LP**

By Bill A. Sadler - EVP  
Print Name

Title \_\_\_\_\_  
Date 7-23-7

**PETITIONER: French Chalet Apartments, LLC**

By \_\_\_\_\_  
Print Name

Title \_\_\_\_\_  
Date \_\_\_\_\_



# CITY OF SAN ANTONIO

July 9, 2007

DEPARTMENT OF ASSET MANAGEMENT  
P.O. BOX 839966 SAN ANTONIO, TEXAS 78283-3966  
TEL. 210-207-4032 FAX 210-207-7888

JDS 1550 Holdings, LP;  
French Chalet Apartments, LLC  
c/o Vickrey & Associates, Inc.  
Attn: Jeffrey S. Tondre, P. E.  
Associate/Senior Project Manager  
12930 Country Parkway  
San Antonio, TX 78216

Re: S. P. No. 1325—Request to close, vacate and abandon improved Lavays Drive Public Right of Way located at Jackson Keller adjacent to NCB 11688

Dear Mr. Tondre:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions:

**PLANNING DEPARTMENT**

As per the Greater Dellview Area Community Plan, petitioner must provide a planting strip/buffer along the property line following the course of the Olmos Creek.

**PUBLIC WORKS DEPARTMENT**

Must accept all upstream runoff for ultimate development and provide for any necessary drainage easements.

**DEVELOPMENT SERVICES DEPARTMENT**

The site must be assembled with petitioner's property and platted in accordance with the Unified Development Code.

**FIRE DEPARTMENT**

Must maintain Fire Department vehicle access to southeast parking for French Chalet Apts.

**CITY PUBLIC SERVICE ENERGY**

Petitioners must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service Energy and at the sole expense of the petitioner.

**SAN ANTONIO WATER SYSTEM**

Petitioners must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with San Antonio Water System and at the sole expense of the petitioner.

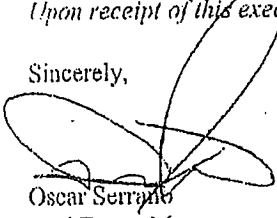
JDS 1550 Holdings, LP;  
French Châlet Apartments, LLC  
S. P. No. 1325  
July 9, 2007

- Petitioners asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct.
- The petitioners acknowledge that this property will be accepted in its "as is" condition.
- Petitioners agree to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- Petitioners agree to remit a closure fee of \$45,036.00, which includes the assessed value of \$44,929.00 for the Public Right of Way, a fee of \$72.00 for posting of a sign and \$35.00 for recording documents. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement. If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioners less the sign fee.

This Letter of Agreement is being offered by City of San Antonio only to the petitioners named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioners and granted by the City.

If your clients concur with the above mentioned conditions, including the payment of the assessed closure fee, please have your clients countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement and the fee we will continue processing your request.

Sincerely,

  
Oscar Serrano  
Real Estate Manager

CS/MMA

CERTIFIED MAIL 7002 2030 0005 8524 4754

**AGREED AS TO TERMS AND CONDITIONS:**

**PETITIONER: JDS 1550 Holdings, LP**

By \_\_\_\_\_

Print Name \_\_\_\_\_

PETITIONER: French Châlet Apartments, LLC

By  \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Title President

Date 7/20/07

# Canvassing Checklist

SPNo **1325**

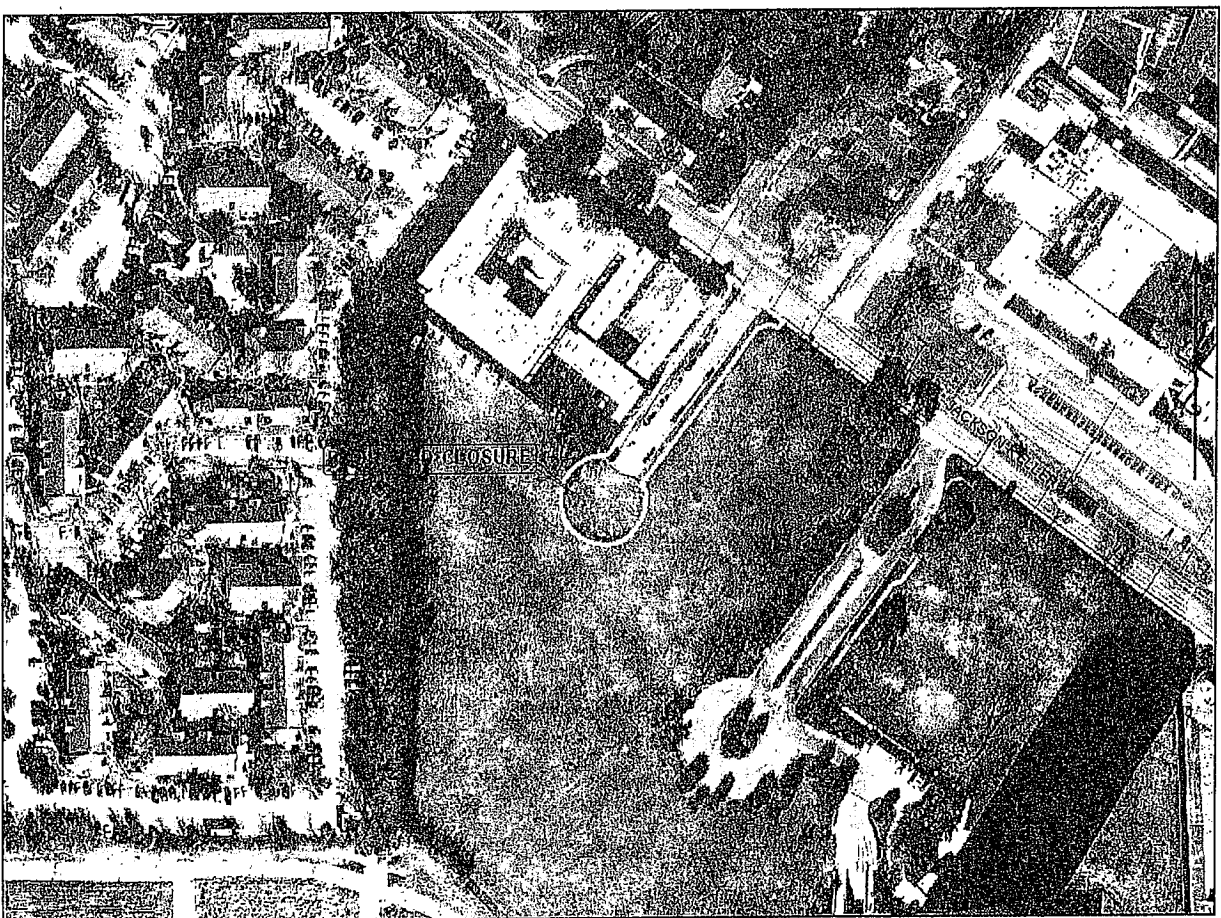
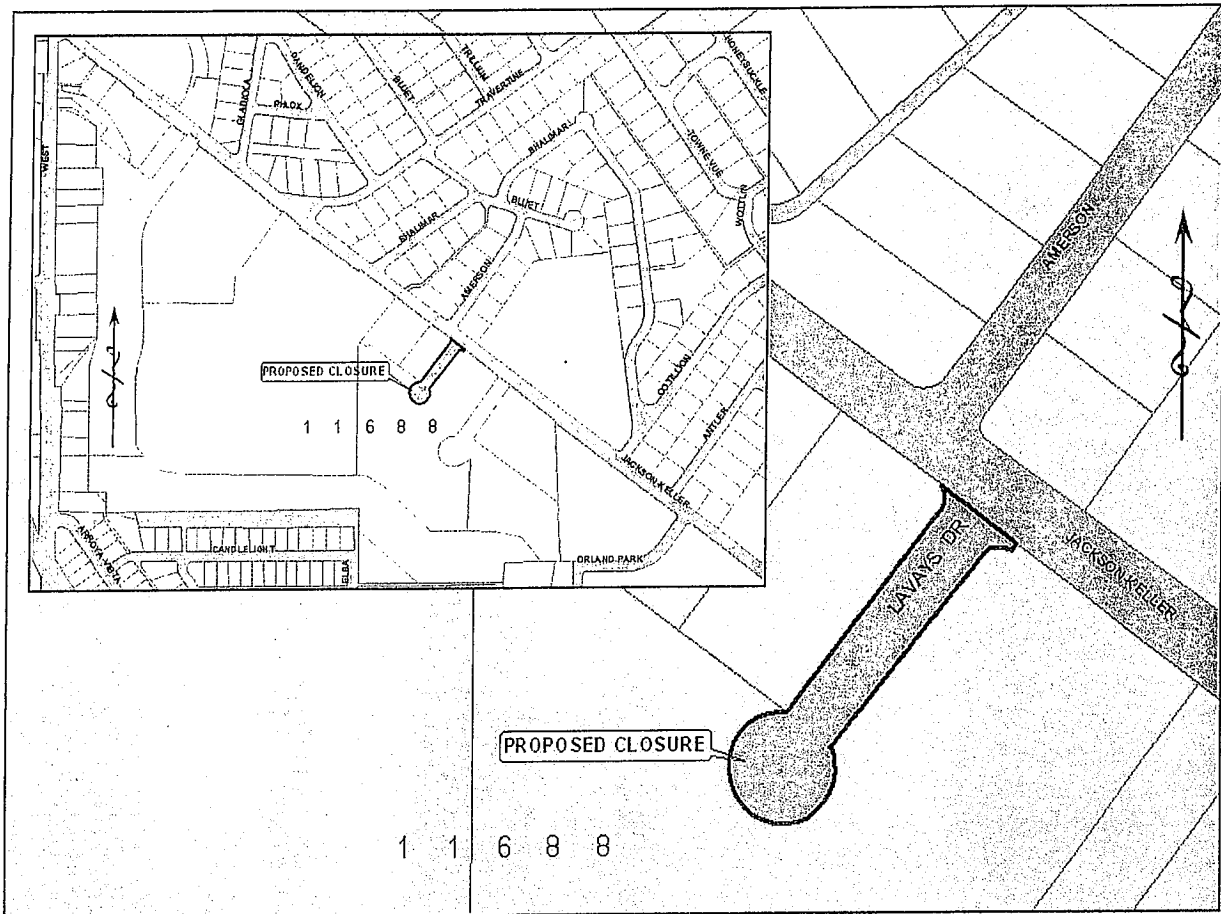
Request: Petitioner is requesting the closure, vacation and abandonment of Lavays Drive adjacent to NCB 11688 as shown on attached Exhibit "A." Petitioner would like to use the proposed closure to facilitate their plans to build an apartment complex on their abutting property. All abutting property owners have agreed to the proposed closure.

	Included in Canvassing	Out Date	In Date	Uncond. Approval	Conditional Approval	Denial
Planning Department	<input checked="" type="checkbox"/>	5/18/2007	6/26/2007	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PublicWorks	<input checked="" type="checkbox"/>	5/18/2007	6/12/2007	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development Services	<input checked="" type="checkbox"/>	5/18/2007	6/12/2007	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Department	<input checked="" type="checkbox"/>	5/18/2007	6/12/2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Department	<input checked="" type="checkbox"/>	5/18/2007	6/14/2007	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Action (NAD)	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Public Service	<input checked="" type="checkbox"/>	5/18/2007	6/29/2007	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
S.A. Water System (SAWS)	<input checked="" type="checkbox"/>	5/18/2007	5/30/2007	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TXDOT	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S.A. River Authority (SARA)	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VIA Metropolitan	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Services	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Agency	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Association	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Canvassing Comments

NO REGISTERED NEIGHBORHOOD ASSOCIATION.





## Exhibit "A"

Item 18

**CITY OF SAN ANTONIO**

**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Planning Commission through Director of Development Services  
**FROM:** David Clear, Senior Planner, Parks and Recreation Department  
**COPIES:** File  
**SUBJECT:** Highland Heights Land Donation

**DATE:** July 23, 2007

The Parks and Recreation Department is requesting to accept a land donation from Highland Heights SA, LLC of approximately 57.7 acres located on Valle Vista Drive in City Council District 3.

Discussions began with representatives from Highland Heights SA, LLC, District 3 Council Office, and the Parks and Recreation Department in November of 2006. There have been numerous meetings and site visits of all parties pertaining to this acquisition.

The respective properties will be donated by Highland Heights SA, LLC to the city of San Antonio for use as a future community park. This project is consistent with the recommendations outlined for the East Subarea in the Parks and Recreation System Plan, which recommends the acquisition of additional park acreage to meet service goals.

The Parks and Recreation Department recommends accepting this property. If you have any questions, please do not hesitate to contact me at 207-2886.

David Clear  
Senior Planner  
Park Project Services Division  
Parks and Recreation Department

# Highland Heights Land Donation

Planning Commission

August 8, 2007

David Clear

Senior Planner

Park Project Services

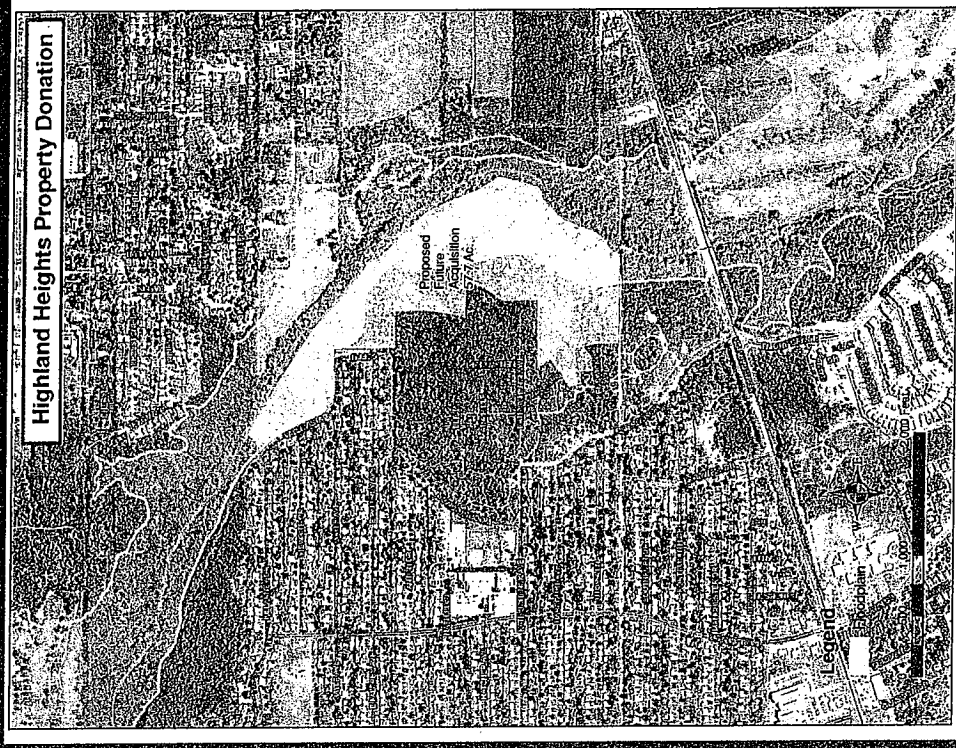
# Highland Heights Land Donation

- The Parks and Recreation Department is requesting to accept a land donation from Highland Heights SA, LLC of approximately 57.7 acres located on Valle Vista Drive.



# Highland Heights Land Donation

- The property is located in District 3.
- The property will be used as a future community park.
- Funding for maintenance and park police patrol will be allocated out of the Parks and Recreation Department's General Fund as an anticipated acquisition in the FY 2008 Operating Budget.



# Highland Heights Land Donation

This project is consistent with the recommendations outlined for the East Subarea in the Parks and Recreation System Strategic Plan, which include the following priority:

- Acquisition of additional park acreage to meet service goals.

# Highland Heights Land Donation

- Discussions began in 2006 with representatives from District 3 Council Office, San Antonio Parks and Recreation Department and representatives of Highland Heights SA, LLC.
- There have been numerous site visits pertaining to this acquisition.



# Highland Heights Land Donation

- This project has the support of the District 3 Council Office.
- The Parks and Recreation Department recommends approval of this resolution to accept a land donation from Highland Heights SA, LLC of approximately 57.7 acres for future use as a park and to forward this item to the City Council for approval.



**SAN ANTONIO PLANNING COMMISSION**

**RESOLUTION NO. \_\_\_\_\_**

**RECOMMENDING THE ADOPTION AND APPROVAL OF THE DONATION AND ACQUISITION OF PROPERTY BETWEEN THE HIGHLAND HEIGHTS SA, LLC AND THE CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT.**

**WHEREAS**, there is an opportunity of a donation and acquisition of property between Highland Heights SA, LLC and the Parks and Recreation Department; and

**WHEREAS**, the donation includes the possibility of 57.7 acres of land for future use as a community park at Valle Vista Drive in City Council District 3; and

**WHEREAS**, this project is consistent with the recommendations outlined for the East Subarea in the Parks and Recreation System Plan which recommend the acquisition of additional park acreage to meet service goals, and

**WHEREAS**, the donation has been coordinated with and has the support of the Parks and Recreation Department, the District 3 City Council Office and the Highland Hills Neighborhood Association; **NOW THEREFORE**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

1. That the Highland Heights SA, LLC's donation and the City of San Antonio Parks and Recreation Department's acceptance is a worthwhile effort and is approved to move forward.
2. That the City Council is urged to consider approval of this project.

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF THE MONTH OF \_\_\_\_\_, 2007.**

\_\_\_\_\_  
**Chairperson**

**ATTEST:**

\_\_\_\_\_  
**Executive Secretary**

Item 19

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

**Plan Amendment Application Case No.: 07022**

**DRAFT**

Council District: 4

City Council Meeting Date: 9/20/2007

Plan Amendment Map – Attachment 1

☒ Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter Plan: **City South Community Plan**

The applicant requests to amend the Land Use Plan designation from **Agriculture and Resource Protection/Open Space Land to Urban Living**

**Background Information:**

**Applicant:** Earl & Associates

**Owner:** Hold 'em Investments, LP

**Property Location:** Jett Rd. and Loop 1604

**Acreage:** 107.499

**Current Land Use of site:** Agricultural

**Adjacent Land Uses:**

N: Large Lot Residential

E: Agricultural

S: Loop 1604

W: Large Lot Residential, Agricultural

**Issue:**

**LAND USE ANALYSIS:**

The existing land use for the subject property is Agricultural. The surrounding land uses consist primarily of Agricultural Uses and Large Lot Residential (6 acres or more) along W. Jett Road. Several of these properties have received agricultural exemptions according to the Bexar Appraisal District.

The current land use designation of Agriculture is intended for the preservation of crop agriculture, ranching, and related agri-business practices. Single-Family residential and commercial uses are permitted in densities that do not interfere with agriculture uses. The northern tip of the subject property is designated Resource Protection/Open Space. This property is a short distance from the floodplain boundary that surrounds the Medina River. This designation encourages passive recreational uses, such as trails, and allows some residential uses.

The proposed land use designation is Urban Living. This category encourages compact neighborhoods and centralized commercial and mixed use areas that are transit and pedestrian friendly. Centralized commercial and mixed use areas are preferably achieved through nodal development at intersections that have close proximity to a transit stop. Residential densities may decrease toward the edge of the node.

Changing the land use designation to Urban Living must take into account at least two factors. One factor is the appropriateness of the land use with respect to the surrounding land uses. The second factor

## **City of San Antonio Planning and Community Development Department Plan Amendment Recommendation**

is the type of development encouraged within the Urban Living land use per the City South Community Plan.

The type of connectivity that would be required to make a development on this property compact and pedestrian friendly, as encouraged in the City South Community Plan, would require several east-west and north-south streets within the subject property boundaries. These streets are necessary to create small urban blocks that contribute to compact development.

The surrounding land uses include large lot residential to the east and north. These uses front a two lane rural road (Jett Road). On the west, these uses act as a buffer between Jett Road and the subject property, limiting direct connection to the subject property from the west. On the north, these uses border the floodplain and face toward the Medina River. The northern part of Jett Road follows the outline of the floodplain.

Currently, the main two access points to the subject property are Jett Road (to the north) and Loop 1604 (to the south). Jett Road is currently a rural road that is not indicated for expansion on the Major Thoroughfare Plan. Expansion of this will be difficult and not encouraged due to the floodplain/Medina River to the north and the presence of existing residences on the south.

Connectivity from the west is currently hampered by the presence of existing single family residences. Connectivity to the east is hampered by the presence of agricultural lands. To the east lay large tracts of land of similar shape and size to the subject property. These lots are currently used for agricultural purposes. These lots, and the subject property, are rectangularly shaped parcels that are approximately 1,000 feet wide (east to west) and 5,000 feet deep (north to south). While over time, agricultural lands may be converted to developable areas, it is the intent of the community plan to encourage development first in town centers located around major intersections.

The nearest major road to the east is Applewhite Road which is approximately 7,000 feet (1.3) miles from the eastern border of the subject property. The nearest major road to the west is Hwy 16 which is approximately 7,500 feet (1.4 miles) from the subject property. Urban nodes are generally encouraged within 1/4 mile to 1/2 mile from major intersections. This distance would help ensure that developments are compact and walkable within the development. The location of dense development near major intersections helps ensure accessibility by automobiles and transit from outside the development.

The City South Community Plan states the goals of preserving agricultural uses (farming and ranching), controlling development in the floodplain, establishing town centers at major intersections, and creating neighborhood centers with schools, commercial shopping, and personal services within walking distance.

The proposed change in land use category on the subject property does not uphold the overall goals of the City South Community Plan. It does not encourage the preservation of viable agricultural uses; it does not help control development in the floodplain; it does not encourage the establishment of town centers at major intersections. Lastly the subject property is not conducive to a mixed-use neighborhood due to connectivity issues.

## City of San Antonio Planning and Community Development Department Plan Amendment Recommendation

### Land Use Analysis as Applicable to Zoning:

Urban Living encourages high density residential uses. On 107 acres, it is conceivable that a density of 15 units/acre could be achieved with a mix of single-family, townhome, and multi-family units. This would result in approximately 1,600 units before any land is allocated for commercial uses.

The applicant, through a zoning application for the subject property, has stated an intention to build at a density of 7-11 units to acre [(through a request for R-4 (11 units/acre) and R-4 C (duplex at 7 units/acre)] on the northern 51.898 acres of the subject property. This would yield between 363-570 units. The zoning application also includes a request to C-2 on the southern 15.537 acres of the subject property.

This Plan Amendment request is to change a total of 107 acres of land use designation to Urban Living. The zoning change application request is for only 67.435 acres out of the 107 acres. The remaining 40.065 acres, located in the middle of the subject property, would remain the Farm and Ranch zoning designation. Within the middle 40.065 acres of the subject property, an Enhanced Secondary Arterial is indicated on the Major Thoroughfare Plan.

The zoning request indicates a desire to segregate land uses (e.g. 52 acres of residential to the north and 16 acres of commercial to the south) rather than create compact, walkable, mixed-use communities that would be consistent with the City South Community Plan.

☐ Minimal Impact      ☐ Impact can be mitigated      ☒ Significant Impact - Incompatible Land Use

### TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

**Major Thoroughfare Plan Designations:** An Enhanced Secondary Arterial (120'-140' ROW) currently bisects the property approximately mid-point and connects Applewhite (on the east) to Hwy 16 (on the west). The southern boundary of the property is along Loop 1604 which is Freeway (250' to 500' ROW)

**Other streets:** Jett Road is a rural roadway not identified by the MTP for enhancements.

**Infrastructure:** There are currently no sewer mains or water facilities within close proximity of the subject property.

**Comments:** A Level Three Traffic Impact Analysis is required.

Jett Road is a two lane rural road to the north and west of the subject property. The Traffic Impact Analysis Threshold Worksheet submitted with the Zoning Application indicates that 570 peak hour trips (PHT) would be generated by the residential development with access off Jett Road to the north. The proposed density of development is not appropriate along Jett Road due to the size of the road and proximity to the floodplain. Jett Road is not currently planned for expansion, and doing so in the future would need to take into account its proximity to the Medina River, as a portion of the road falls within the Resource Protection area.

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

The Traffic Impact Analysis Threshold Worksheet also indicates that 634 peak hour trips (PHT) would be generated by the proposed commercial development with access from Loop 1604 to the south.

The subject property may be accessed from Loop 1604. The Major Thoroughfare Plan indicates that this is potentially a high capacity Freeway requiring 250-500' right-of-way. While the capacity of this roadway may be sufficient it does promote access difficulties. Entrance to the subject property occurs from the Access Road which is one-way. Freeways, by their intended nature to provide long trips at high speeds, are not interrupted by intersections with other major roads. Freeways have entrances and exits that are grade separated with controlled access. Freeways are not conducive to nodal development.

☐ Minimal Impact      ☐ Impact can be mitigated      ☒ Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Transit service does not currently operate in this area. Police protection will be provided by the Bexar County Sheriff's department. Fire service will be provided by volunteer fire department and the Emergency Services Department.

☒ Minimal Impact      ☐ Impact can be mitigated      ☐ Significant Impact to Community Facilities Capacity

**Recommendation:**

**STAFF RECOMMENDATION:**

☐ Approval      ☒ Denial      ☐ Alternate Recommendation

Comments: The proposed change to Urban Living Land Use is not appropriate on the subject property at this time. The shape of the subject property, location with respect to existing land uses, connection to existing roadways, and proximity to floodplains, make agreement with the intent of the Urban Living land use category difficult and is not consistent with the goals of the City South Community Plan.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: August 8, 2007

☐ Approval      ☐ Denial      ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: 7/26/2007

No. Notices mailed 10 days prior to Public Hearing: 101

Registered Neighborhood Association(s) Notified: McCreless Meadows NA and South Southwest NA

Comments:

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2007256**

Current zoning district: FR and RP      Proposed zoning district: R-4 C (on 51.898 acres), C-2 (on 15.537 acres). [40.065 acres to remain Farm and Ranch].

Zoning Commission Public Hearing Date: 8/21/07

☐ Approval      ☐ Denial

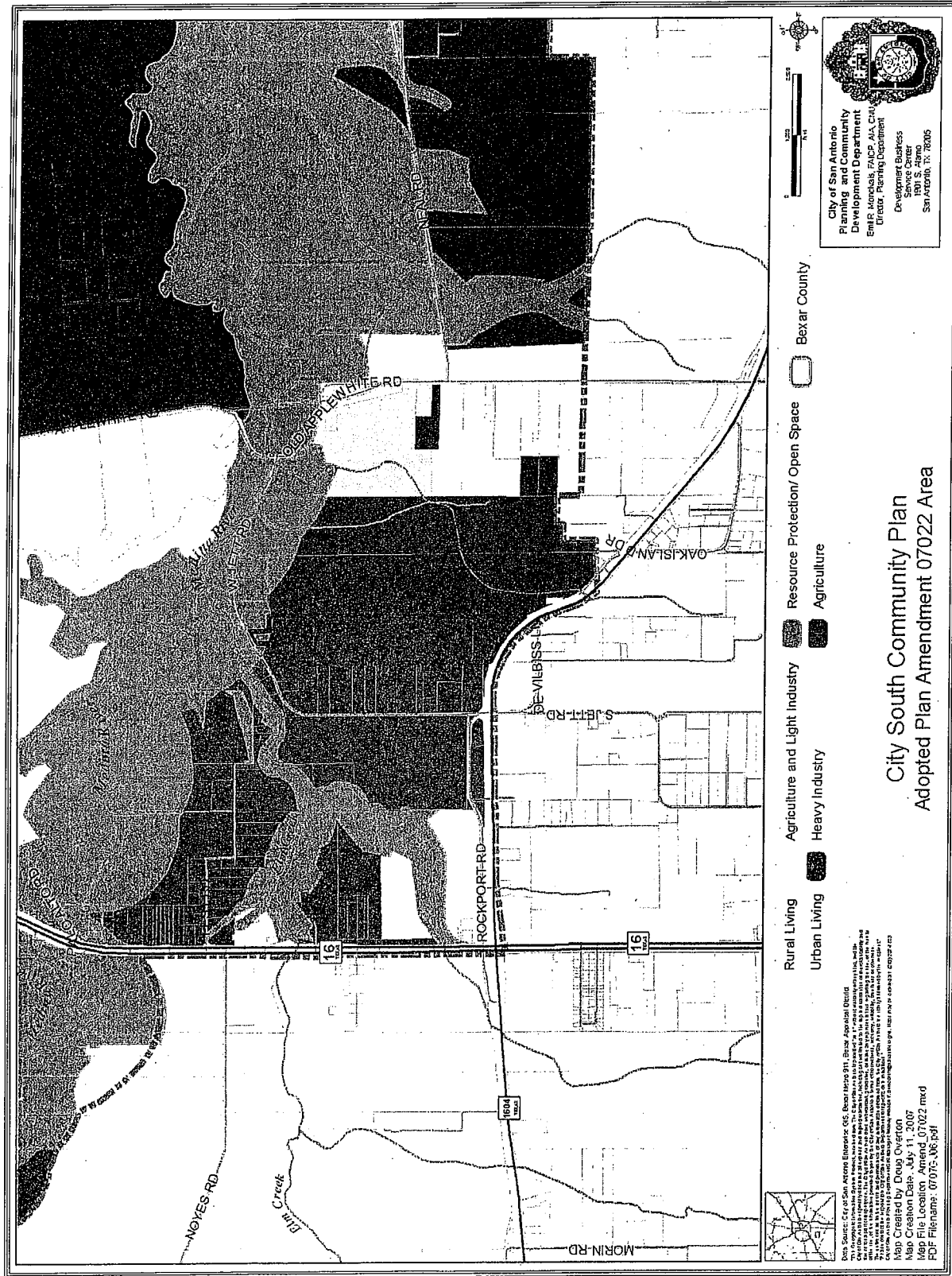
**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**


**Planning Department Staff:**

Emil R. Moncivais, FAICP, AIA, CNU  
Nina Nixon-Mendez, AICP  
Case Manager: Tamara Palma

Planning Director  
Planning Manager  
Planner II

Phone No.: 207-7909



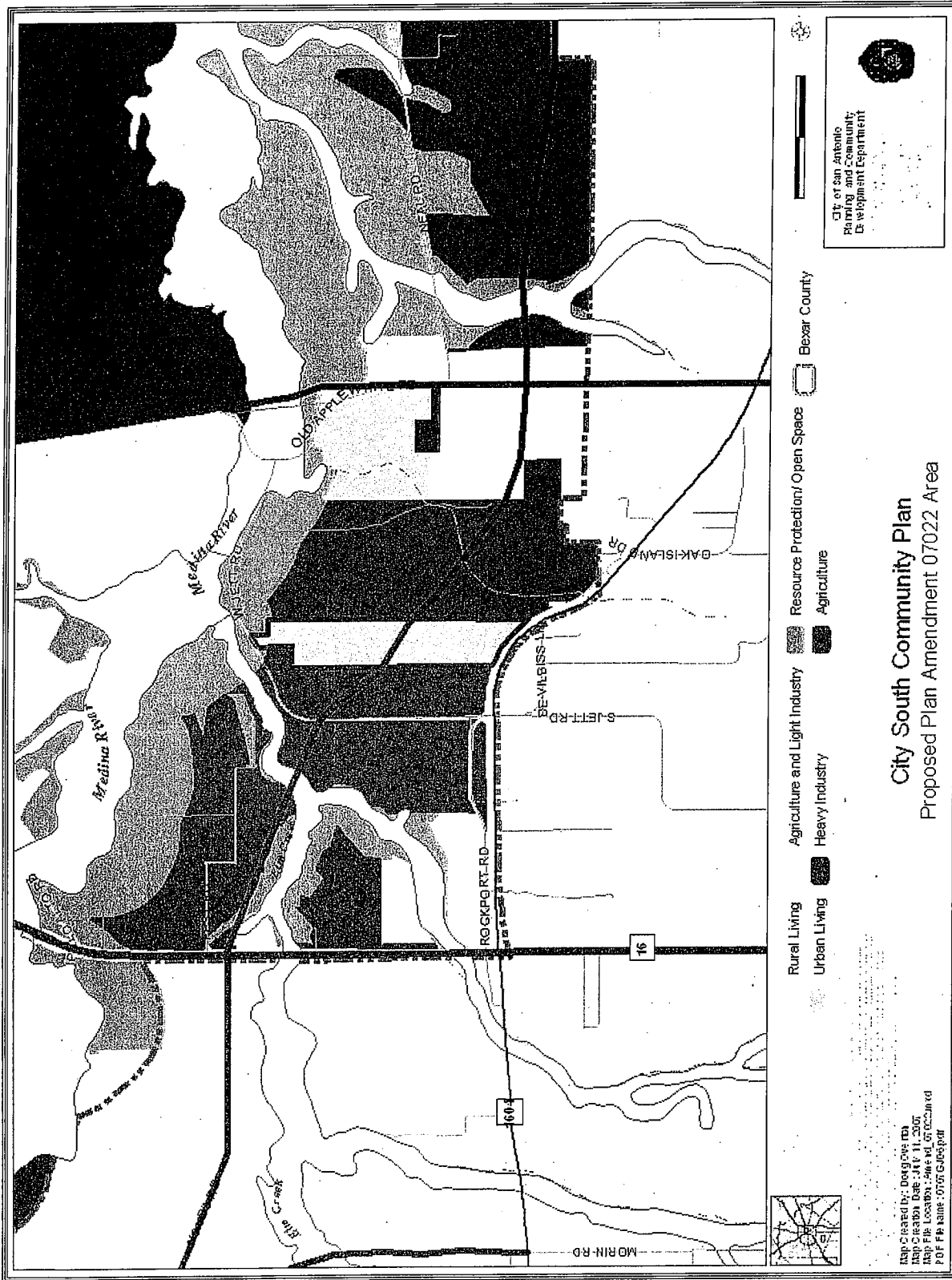


City of San Antonio  
Planning and Community  
Development Department  
Erin P. Merchants, FAICP, AIA, CNV  
Director, Planning Department  
Development Business  
San Antonio Center  
1801 S. Alamo  
San Antonio, TX 78205

City South Community Plan  
Proposed Plan Amendment 07022 Area



# Proposed Amendment with Major Thoughtfare Plan:



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE CITY SOUTH COMMUNITY PLAN A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM AGRICULTURE AND RESOURCE PROTECTION LAND USE TO URBAN LIVING LAND USE FOR AN AREA OF APPROXIMATELY 107.5 ACRES OUT OF NCB 4191 P-32 AND P-32D LOCATED AT JETT RD. AND LOOP 1604.**

**WHEREAS**, City Council approved the City South Community Plan as an addendum to the Master Plan on June 26, 2003; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on August 8, 2007 and **APPROVED** the amendment on August 8, 2007; and

**WHEREAS**, the San Antonio Planning Commission made a finding that \_\_\_\_\_  
\_\_\_\_\_; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The amendment to the City South Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 8th DAY OF AUGUST 2007.

Approved:

Attest:

\_\_\_\_\_  
Murray H. Van Eman, Chairman  
San Antonio Planning Commission

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

## RESOLUTION NO.

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE CITY SOUTH COMMUNITY PLAN A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM AGRICULTURE AND RESOURCE PROTECTION LAND USE TO URBAN LIVING LAND USE FOR AN AREA OF APPROXIMATELY 107.5 ACRES OUT OF NCB 4191 P-32 AND P-32D LOCATED AT JETT RD. AND LOOP 1604.**

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**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on August 8, 2007 and **DENIED** the amendment on August 8, 2007; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The amendment to the City South Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND DENIED ON THIS 8th DAY OF AUGUST 2007.

Approved:

Attest:

\_\_\_\_\_  
Murray H. Van Eman, Chairman  
San Antonio Planning Commission

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

### P/C AGENDA FOR AUGUST 8, 2007

Item Number	Plat Name	Company	Owner Information
5A/6	Bondiver Park	Macina, Bose, Copeland & Associates	Christopher Bond
5B/7	Rio Perla Development	Pape-Dawson Engineers	Rio Perla Properties
8	Bernal	Rosin-Johnson, Inc.	Carlos Bernal
9	Stor Blanco	Pape-Dawson Engineers	SV 2020 Joint Venture
10	Lady of the Lake Gardens	e-Sol Engineered Solutions	Richard Robles
11	Chihuahua Street Homes, Unit 2	Briones Engineering	Our Casas Resident Council
12	Dollar General Nacogdoches	Givler Engineering	Peter Ellis
13	Coker United Methodist Church Add. U-1	G.E. Reaves Engineering	Tom Ellis
14	Henderson Pass Village PUD	FFW and Associates	Dennis Stern
15	Heights Bend	Alamo Consulting Engineering & Surveying	Shavano LDR
16	Paramount Rigsby at Roland	South Central Surveyors	T1 Rigsby LP
17	S.P. No. 1325	Vickrey & Associates	JDS 1550 Holdings, LP
19	Case Number 07022	Earl & Associates	Hold 'em Investments, LP